BILL GARRETT, Davidson County
Trans:T20170055185 DEEDWARR
Recvd: 06/28/17 09:37 2 pgs
Fees:13.00 Taxes:980.50
20170628-0064888

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2017.

Notary Public
My commission expires: 3-6-18

06-1705-76725

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Chris Kelley 1600 17th Avenue North Nashville TN 37208	new owner	081-15-0-212.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan D. Wilmarth, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chris Kelley, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. West 86 feet of lot 377, on the Map of McGavock Wetmore and Other's Addition to the Town of McGavock, of record in Plat Book 21, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 377 fronts 86 feet on the North side of Cockrill Street and runs back between parallel lines, along the East margin of 17th Ave., North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to Jonathan D. Wilmarth, an unmarried man by deed from Family Venture Management, LLC, dated October 24, 2014, recorded November 5, 2014, of record in Instrument No. 20141105-0102266, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This property is improved property known as 1600 17th Avenue North, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of June, 2017.

Jonathan D. Wilmarth

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jonathan D. Wilmarth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of June, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:
4.24.19

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY