BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20170067930 DEEDWARR
Recvd: 08/07/17 11:44 3 pgs
Fees:18.00 Taxes:1183.63
20170807-0080495

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2017 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
J. Daniel Kelly and Kara Kelly		092 02 0D 001.00
(NAME)	(NAME)	
2507 A Scovel Street	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($319,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **2507 Scovel Street, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Daniel Kelly, Jr. and Kara Opal Tudor, husband and wife**, hereinafter called the Grantees, their heirs 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 Unit A, as shown on the Plan of 2507 Scovel Commons, a Horizontal Property Regime, and filed as Exhibit "C" and established by the Declaration of Covenants, Conditions and Restrictions of The Other Two On Scovel, appearing of record in Instrument No. 20160204-0010938, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being a portion of the same property conveyed to 2507 Scovel Street, LLC, a Tennessee Limited Liability Company by General Warranty Deed from Maria Colomy, an unmarried person dated June 19, 2015 and recorded June 22, 2015 as Instrument No. 20150622-0059335, in said Register's Office for Davidson County, Tennessee.

File Number: AUD-175035SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2507 A Scovel Street, 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 3 day of August, 2017

2507 SCOVEL STREET, LLC

MEMBER: TITUS YOUNG REAL ESTATE, LLC

BY: _____
DWAYNE J. WOOTSON, Member Manager

MEMBER: GRANT VENTURES, LLC

BY: _____
LOUISE GRANT, Member

File Number: AUD-175035SSO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of Said County and State, personally appeared Dwayne J. Wootson, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member Manager of Titus Young Real Estate, LLC, which is a member of 2507 Scovel Street., LLC, the within named bargainor, and that he as such Member Manager of Titus Young Real Estate, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Titus Young Real Estate, LLC which is a Member 2507 Scovel Street, LLC by himself as Member.

WITNESS my hand and official seal at office this 31st day of July, 2017.

NOTARY PUBLIC
My Commission Expires: ~~4/20/20~~ 7/6/20

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ~~Audra D. Gross~~ Hillary Monroe Smith, a Notary Public of Said County and State, personally appeared Louise Grant, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be one of the Members of Grant Ventures, LLC, which is a member of 2507 Scovel Street, LLC, the within named bargainor, and that she as such Member of Grant Ventures, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Grant Ventures, LLC which is a Member of 2507 Scovel Street, LLC by herself as Member.

WITNESS my hand and official seal at office this 31st day of July, 2017.

NOTARY PUBLIC
My Commission Expires: ~~4/20/20~~ 7/6/20

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: AUD-175035SSO