Bill Garrett Davidson County
Batch# 16807 DEEDWARR
10/23/2017 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20171023-0108366

#33946

RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $275,~~000.00~~ Affiant Subscribed and sworn to before me, this the 18Th day of October, 2017. Notary Public My commission expires: 10-7-2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Stephanie Apa	New Owner	142-09-0-E 140.00CO
1354 General George Patton Road #1354		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Keith A. Kelley, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Apa, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 1354, together with the Carport designated No. 1354-C, on the Plan of Section Seven, Phase One, River Plantation Condominium Apartments, of record in Plat Book 5200, Pages 705 and 706, amended in Plat Book 6392, Page 321, Register's Office for said County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven) a horizontal property regime established by Master Deed at 6226, page 9, said Register's Office.

Being the same property conveyed to Thomas C. Kelley, and wife, Amy R. Kelley by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 6788, page 68, Register's Office for Davidson County, Tennessee, dated February 07, 1986 and recorded on February 24, 1986.

Being the same property conveyed to Keith A. Kelley by Quitclaim Deed from Thomas C. Kelley and wife, Amy R. Kelley, of record in Instrument No. 20140617-0052634, Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 17, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1354 General George Patton Road #1354, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF OCTOBER 18, 2017:

Keith A Kelley by Ryan Rafoth his Attorney in Fact

Keith A. Kelley, by Ryan Rafoth, his Attorney-in-Fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Keith A. Kelley ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 18Th day of October, 2017.

My Commission Expires: 3/15/2019

Notary Public

20171583R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

