WARRANTY DEED

Bill Garrett Davidson County
Batch# 21159 DEEDWARR
11/02/2017 10:42:21 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20171102-0112497

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Heather Rudy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF November, 2017.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: 5-8-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Lee	SAME	
(NAME)	(NAME)	
218 Brattlesboro Place		132-9-B 214 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KLAY THOMAS KELLEY AND TAYLOR PAYNE KELLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHY LEE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 214, together with the appurtenant interest in the common elements of Brattlesboro Place, a horizontal property regime established by Master Deed and Bylaws of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of Brattlesboro Place of record in Plat Book 5200, page 731, said Register's Office.

Being the same property conveyed to Klay Thomas Kelley and Taylor Payne Kelley, husband and wife, by deed from Angela Dawn Carter, James Michael Seal and Daniel Hannafin, Devisees under the Last Will and Testament of Lucille Mario Seal, of record in Instrument No. 20130618-0062363, Register's Office for Davidson County, Tennessee.

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

unimproved
This is improved x property, known as 218 Brattlesboro Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 31 day of October, 2017

KLAY THOMAS KELLEY

Taylor Payne Kelley

By: Klay Thomas Kelley, Attorney in Fact

TAYLOR PAYNE KELLEY

BY: KLAY THOMAS KELLEY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Klay Thomas Kelley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2017.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of October, 2017, before me personally appeared Klay Thomas Kelley, to me known to be the person who executed the foregoing instrument on behalf of Taylor Payne Kelley and acknowledged that he executed the same as the free act and deed of Taylor Payne Kelley.

Witness my hand and official seal this 31st day of October, 2017.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019