WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,560.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF NOVEMBER, 2017. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK PROFFITT	MARK PROFFITT	160-07-0-0 038.00
(NAME)	(NAME)	
535 Baxter Lane	535 Baxter Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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, AUSTIN WILLIAM KELLY, a single person, AND BRANDON ROBERT KELLY, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK PROFFITT, a single person, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 as described on William Morris Proffitt Re-Subdivision Plat of record in Book 5060, at page 163, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description.

Being part of the same property conveyed to William Morris Proffitt and wife, Udith Marion Proffitt, by deed from Jessie Bell Broadwell, widow, dated April 14, 1977, and recorded April 15, 1977, at Book 5136, page 635, Register's Office of Davidson County, TN. Udith Marion Proffitt, having died on July 26, 2011 and William Morris Proffitt having died on February 16, 2015, Davidson County Probate Case No.: 15P345 conveyed title to Mark Proffitt and Melissa Proffitt Kelly. Melissa Proffitt Kelly, single person, having died intestate on March 14, 2017, Williamson County Probate Case No.: P9132. Austin William Kelly and Brandon Robert Kelly are the natural children and sole heirs of Melissa Proffitt Kelly.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 535 BAXTER LANE, NASHVILLE, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 30988 DEEDWARR
11/29/2017 01:20:46 PM 2 pgs
Fees: $13.00 Taxes: $860.44

20171129-0121784

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 24 day of November, 2017.

AUSTIN WILLIAM KELLY

BRANDON ROBERT KELLY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, AUSTIN WILLIAM KELLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at 12:22pm this 24th day of Nov, 2017.

Alexandra Hinds
Notary Public
My Commission Expires: 9/11/2022.

ALEXANDRA HINDS
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires Sept. 11, 2022

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, BRANDON ROBERT KELLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at 12:22pm this 24th day of Nov., 2017.

Alexandra Hinds
Notary Public
My Commission Expires: 9/11/2022

ALEXANDRA HINDS
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires Sept. 11, 2022

RETURN TO:

WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219