WARRANTY DEED

Bill Garrett Davidson County
Batch# 53651 **DEEDWARR**
02/01/2018 09:37:44 AM 2 pgs
Fees: $13.00 Taxes: $111.00

20180201-0010138

Y-JMR-17-2310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ER Land Holdings, GP	**New Owner**	
(NAME)	(NAME)	
209 Woodford Place		**081-03-0-155.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of THE ABOVE LISTED CONSIDERATION, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MONA PAGE KELLEY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ER LAND HOLDINGS, GP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6, on the Plan of A.B. Shankland Plan, in the Subdivision of Lot No. 7 of Owen's Buena Vista Property of record in Plat Book 21, Page 44, in the Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the east side of Nance Street and is 117 feet deep and 50 feet wide in the rear.

Being the same property conveyed to Houston A. Kelley by Final Decree Confirming Sale deed from Clerk and Master of record in Book 8442, page 677, Register's Office for Davidson County, Tennessee, dated September 13, 1991 and recorded on September 13, 1991. The said Houston A. Kelley having since died on May 29, 2013. See Affidavit of Heirship of record in Instrument No. 20170912-0093373 and Instrument No. 20171117-0118392, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mona P. Kelley, a single person by Quitclaim deed from John H. Kelley, a single person of record in Instrument No. 20170912-0093374 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 12, 2017;

by Quitclaim deed from John H. Kelley, a single person of record in Instrument No. 20171117-0118393, Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on November 17, 2017;

by Quitclaim deed from Troy A. Kelley, of record in Instrument No. 20171117-0118394, Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on November 17, 2017;

by Quitclaim deed from Deidre K. Muhammad of record in Instrument No. 20171117-0118395, Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on November 17, 2017;

by Quitclaim deed from Fredrick X. Kelley of record in Instrument No. 20171117-0118396, Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on November 17, 2017;

and by Quitclaim deed from Zakkee A. Kelley of record in Instrument No. 20171117-0118397, Register's Office for Davidson County, Tennessee, dated November 13, 2017 and recorded on November 17, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 44, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2310 14th Ave N, Nashville, Tennessee 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 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 hand(s) this the 24th DAY OF JANUARY, 2018.

Mona Page Kelley

Mona Page Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of January, 2018.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212