WARRANTY DEED

Bill Garrett Davidson County
Batch# 53653 DEEDWARR
02/01/2018 09:38:58 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20180201-0010140

Y-JMR-17-3219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

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		**070-09-0-079.00**
(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, **TROY A. KELLEY, UNMARRIED,** 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:

Davidson County, Tennessee, Described as follows: to-wit: Land in Davidson County, Tennessee, being a part of the Estate of J. W. Curtis Willed or Deeded to J. E. and L. G. Curtis.

BEGINNING at the northeast corner of a two acre lot sold to J. F. Cole with said line southwest 398 feet; thence at right angles in a southeasterly direction 210 feet to Terrance Avenue; with Terrace Avenue about l5 feet; thence parallel with Cole's line to Curtis Street about 385 feet; thence with Curtis Street to the beginning 219 feet, containing about two acres, more or less.

INCLUDED in the above description but EXCLUDED therefrom is a portion of the above property having heretofore been conveyed to Florence Follis Highsmith by deed of record in Book 1562, page 321, and Deed of Correction of record in Book 3614, page 354, Register's Office for said County, described as follows: BEGINNING at an iron stake at the northeast corner of the boundary line of W. R. Tyler's land and running in a southeasterly direction l96 feet; thence at right angles in a northwesterly direction 65 feet; thence at right angles in a northeasterly direction parallel with W. R. Tyler's line 196 feet to Curtis Street; thence at right angles in the southeasterly direction along Curtis Street 65 feet to the beginning stake.

ALSO INCLUDED in the above description but EXCLUDED therefrom is a portion of the above property having heretofore been conveyed to Frances Maxeen Follis Pedersen by deed of record in Book 2488, page 59, Register's Office for said County, described as follows: BEGINNING at an iron stake at the southeast corner of the boundary line of John F. Cole's lands and running in a southwesterly direction 196 feet; thence at right angles in a southeasterly direction 65 feet; thence at right angles in a northeasterly direction parallel with John F. Cole's line l96 feet to Curtis Street; thence at right angles in a northwesterly direction along Curtis Street 65 feet to the beginning stake.

Being the same property conveyed to Troy A. Kelley, unmarried by Warranty deed from Warren Bolin, Sr. and wife, Olive Bolin of record in Book 7843, page 224, Register's Office for Davidson County, Tennessee, dated May 15, 1989 and recorded on May 17, 1989.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3219 Curtis St, Nashville, Tennessee 37218**.

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.

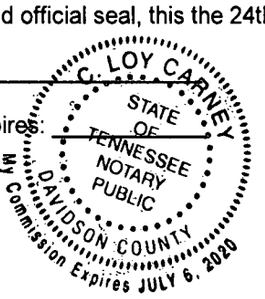
Troy A. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY A. 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.

Notary Public
My Commission Expires:
(SEAL)



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