WARRANTY DEED

PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $315,000.00.

Kelli Edwards
Affiant

Subscribed and sworn to before me this 13th day of March, 20__.

Kim Murray
Notary Public
My Commission expires: 3/25/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nicole L. Holmes & Ryan Brewer		07103A00100CO
120A Kingston Street	New Owner	
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jordan Drumel & Ronnie Kelley, Jr., tenants in common**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicole L. Holmes, a single woman and Ryan Brewer, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, of The Plan of 120 KINGSTON, of record as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for 120 Kingston, a Townhouse Planned Unit Development, in Instrument Number 20161230-0137669, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the property conveyed to Jordan Drumel & Ronnie Kelley, Jr., tenants in common from Terry E. Wilkes and Janet H. Wilkes, husband and wife by Warranty Deed on December 6, 2016, of record in Instrument Number 20161208-0128794, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of (TO BE ASSESSED) for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071030A00100CO, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Instrument Number 20161230-0137669, Register's Office for Davidson County, Tennessee.

This is improved property known as: **120A Kingston Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 68940 **DEEDWARR**
03/14/2018 09:53:07 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20180314-0024019

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 our hands this March 12th (JC) 2018.

Jordan Drumel by R Kelley Atty in Fact

Jordan Drumel
By Ronnie Kelley, Jr., Attorney in Fact

Ronnie Kelley JR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronnie Kelley, Jr.,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 12, (JC) 2018.

My commission expires 5-3-2021

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Ronnie Kelley, Jr., with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Jordan Drumel, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jordan Drumel, the bargainor(s), by the said Ronnie Kelley, Jr., as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of March, 2018.

Julie Coone My Commission Expires: 5-3-2021
NOTARY PUBLIC

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY