THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180214981

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $387,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 71447 **DEEDWARR**
03/21/2018 08:41:48 AM 2 pgs
Fees: $13.00 Taxes: $1,433.75

20180321-0026361

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alex Nicole Kelly 4116 EDEN AVENUE Nashville TN 37215-3520	New Owner 707 Kendall Dr Nashville, TN 37209	Tax Parcel ID No. 131-03-134.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank A. Wilk Jr. and Alva H. Wilk, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Nicole Kelly, a single woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Green Hills Subdivision, No. 2, as of record in Book 547, Page 139, Register's Office for said County.

Said lot fronts 72.5 feet on the Easterly side of Eden Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Frank A. Wilk, Jr. and wife, Alva H. Wilk by Warranty Deed from Alva Herbert Wilk, Executrix of the Estate of Elizabeth B. Foster, Martha Herbert Boydston, Sam B. Herbert and Alva Herbert Wilk, who are all the residual beneficiaries of the Estate of Elizabeth B. Foster, recorded on the 23rd day of April, 1997 in Deed Book 10426, Page 572, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN HILLS SUBDIVISION, NO. 2, as recorded in Plat Book 547, Page(s) 139.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4116 EDEN AVENUE Nashville TN 37215-3520

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2018.

Frank A. Wilk Jr.

Alva H. Wilk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank A. Wilk Jr. and Alva H. Wilk, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2018.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021