Box 8

Bill Garrett Davidson County
Batch# 72405 DEEDWARR
03/22/2018 02:48:28 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20180322-0027236

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59409
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher Kelly Lori Jean McKee Kelly 102 Lasalle Court Nashville, TN 37205	Peoples Home Equity Inc. 5205 Maryland Way, Suite 100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 13002001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$800,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric Louis Larence and Ashley R. Larence, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Kelly and Lori Jean McKee Kelly, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 and 43 of Block No. 4 on the Plan of Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashley R. Larence and spouse, Eric Louis Larence by Warranty Deed from Julia A. Daggett, unmarried and George E. Mudter, Jr., Trustee with full power to sell, mortgage, lease, convey, or otherwise alienate without the joinder of any beneficiary, dated July 30, 2008 and recorded on August 1, 2008 of record in Instrument No. 20080801-0078984, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 547, page 141, said Register's Office.

This is improved property, known as 102 Lasalle Court, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

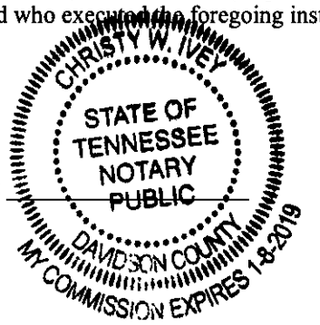
WITNESS THE EXECUTION HEREOF this 21st day of March, 2018.

Eric Louis Larence **Ashley R. Larence**

State of Tennessee

County of Davidson

On this 21st day of March, 2018, before me the undersigned authority, personally appeared Eric Louis Larence and Ashley R. Larence, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



My Commission Expires: _____ Notary _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $800,000.00.

Affiant

Sworn and subscribed before me this 21st day of March, 2018.

My Commission Expires: _____ Notary _____

