WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $315,500.00.

Affiant

Subscribed and sworn to before me this 29 day of March, 2018

Notary Public
My Commission expires: 11-5-19
(Affix Seal)

Bill Garrett Davidson County
Batch# 75516 DEEDWARR
04/02/2018 02:28:34 PM 2 pgs
Fees: $13.00 Taxes: $1,167.35
20180402-0030516

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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.
Jonathan Caleb Barron	New Owner	071-03-0A-002.00
120-B Kingston Street		
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 and Ronnie Kelley, Jr.** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan Caleb Barron**, a single man, his 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 B, 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 $204.15 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071030A00200CO, which are not due until 10/1/2018.
- Subject to all matters as shown in Master Deed of record in Instrument Number 20161230-0137669, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20161230-0137669, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Instrument Number 20180223-0017518, Register's Office for Davidson County, Tennessee.

+Subject property not a marital residence of either Grantor

This is improved property known as: 120-B 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.

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 29, 2018.

Jordan Drumel

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 **Jordan Drumel and Ronnie Kelley, Jr.** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 29, 2018

My commission expires 5.3.2021

Notary Public

JULIE COOKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206