This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 87798 DEEDWARR
05/03/2018 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180503-0042266

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 170,000.00

Affiant Signature

Subscribed and sworn to before me on this the 27th day of April, 2018.

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Ronnie Kelley, Jr.
912 Braken Trail
Nashville, TN 37214
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 07007008400

WARRANTY DEED

18NT00237

Effective the 27th day of April, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RONNIE KELLEY, JR., AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 12th Civil District of Davidson County, Tennessee, being a part of Lot No. 43 on the Free Silver Plan of record in Book 332, Page 46, described according to a survey by Glen T. Jones, dated June 12, 1966, as follows:

Beginning at an iron pin in the Northerly margin of Youngs Lane at a point 306.7 feet Westerly from an iron pin marking an intersection of the West margin of Roy Street and the North margin of Youngs Lane; thence North 7 degrees 45' West 250 feet to an iron pin; thence Easterly 81 feet to an iron pin; thence Southwardly 250 feet to an iron pin in the Northerly margin of Youngs Lane; thence Westwardly 78.7 feet to the point of beginning.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Thomas W. Van Olst and wife, Phyllis R. Van Olst, dated 04/27/2018 and Recorded 04/30/2018 as document No. 20180430-0040416, Registers office for Davidson County, TN.

Being the same property conveyed to Thomas W. Van Olst and wife, Phyllis R. Van Olst, by Warranty Deed from Mary Frances Kestner Hood and Shiela Marie Kestner Ferguson, as Devisees under Will of Edna L. Kestner, deceased, dated 10/27/2000 and recorded 10/30/2000 as Document No.20001030-0107412, Register's Office for Davidson County, TN.

This is an improved property commonly known as 921 Youngs Ln, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27th day of April, 2018.

Edward Zamora, representative of Music City Financial, LLC

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward Zamora, representative of Music City Financial, LLC, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 27th day of April, 2018.

Notary Public

My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

201805030042266

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY