Bill Garrett Davidson County
Batch# 122552 DEEDWARR
07/31/2018 09:47:07 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180731-0074460

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810707

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2018.

NOTARY PUBLIC

My commission expires: 8.22.21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexis A. Orashen 2029 Leeds Lane Nashville, TN 37221	Alexis A. Orashen 2029 Leeds Lane Nashville, TN 37221	141 05 0A 529.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Five Thousand and 00/100 Dollars ($355,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KIMBERLY KELLY AND TROY KELLY, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ALEXIS A. ORASHEN, A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 529 on the Plan of Avondale Park, Phase 3, Section 2 of record at Instrument No 201510070102442, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Kimberly Kelly and Troy Kelly, wife and husband, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 28, 2016 and recorded at Instrument No. 201610310114696, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of July, 2018.

KIMBERLY KELLY

TROY KELLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kimberly Kelly and Troy Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of July, 2018.

Notary Public

David Webber

Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON