Karen Y Johnson Davidson County
Batch# 146111 DEEDWARR
09/27/2018 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20180927-0095891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/15/21

(AFFIX SEAL)

VENNIKA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Alexander Antonison and Jami Antonison	SEND TAX BILLS TO: owners at property address	MAP-PARCEL NUMBERS
(NAME) 911A Thomas Ave		07205008400 New Map and Parcel
(ADDRESS) Nashville, TN 37216	(ADDRESS)	072050E001.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ronnie Kelley Jr. and Lee Molette** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Antonison and Jami Antonison,** husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A, 911 Thomas Avenue, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 911 Thomas Avenue, a Townhouse Planned Unit Development, of record in Instrument No. 20170525-0051971, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to R K Junior Contracting Services, LLC and Lee Molette by Warranty Deed from Dorothy M. Jackson, a single person of record in Instrument No. 20161212-0130216, Register's Office for Davidson County, Tennessee, dated December 06, 2016 and recorded on December 12, 2016.

Being a portion of the same property conveyed to Ronnie Kelley, Jr. by Quitclaim Deed from R K Junior Contracting Services, LLC of record in Instrument No. 20170816-0083881, Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 16, 2017.

**Sellers warrant that they have not occupied this property as their primary residence. **

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 911A Thomas Ave Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my hand this 26th day of September, 2018.

Ronnie Kelley Jr.

Lee Molette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ronnie Kelley Jr. and Lee Molette**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2018.

Notary Public

My Commission Expires: 9/25/18

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019