NEW OWNER:

Catalyst Properties, LLC
1000 Brookfield Road
Suite 120
Memphis, TN 38119

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel 130-05-0-015

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-617

Karen Y Johnson Davidson County
Batch# 151681 **DEEDWARR**
10/16/2018 10:33:46 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20181016-0102361

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Twenty-Five Thousand and 00/100 Dollars ($625,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ALTON WADE KELLEY AND SHEREE R. KELLEY, husband and wife** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CATALYST PROPERTIES, LLC, a Tennessee Limited Liability Company,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12 day of October, 2018.

ALTON WADE KELLEY

SHEREE R. KELLEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ALTON WADE KELLEY AND SHEREE R. KELLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 12 day of October, 2018.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$625,000.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of October, 2018.

NOTARY PUBLIC

My commission expires: 3/24/2020

DE ANNA D. SYLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, Being Lot No. 22, Block J, of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks I, J and L of record in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee. Said Lot No. 22 fronts 122.00 feet on the broken Easterly margin of Heady Drive and extends back 166.27 feet on the Northerly line and 165 feet on the Southerly line to a dead line in rear measuring 131.58 feet thereon.

Being the same property conveyed by Warranty Deed to Alton Wade Kelley and Sheree R. Kelley, husband and wife from Elizabeth C. Diveley, a single woman to dated 08/11/2017 and recorded on 08/16/2017 as Instrument Number 201708160083974 in the Official Records of the Davidson County Recording Office.