THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181017991

Karen Y Johnson Davidson County
Batch# 161463 **DEEDWARR**
11/15/2018 03:39:37 PM 2 pgs
Fees: $13.00 Taxes: $1,206.20

20181115-0112798

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $326,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2018.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffery Ligon and Courtney Ligon 1553 Eller Drive Nashville TN 37221	new owners	Tax Parcel ID No. 142-13-0A-011.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam R. Kelchner and Keeli B. Lewis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney Anne Ligon and Jeffery Benson Ligon, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase 1 & Boundary Plat of Riverside of record in Plat Book 6900, Pages 490, 491 and 492, inclusive, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam R. Kelchner and Keeli B. Lewis, husband and wife by Warranty Deed from Pamela Lovelace and Lacy Grizzard, as Tenants in Common with Rights of Survivorship, recorded on the 20th day of August, 2015 in Instrument No. 20150820-0083830, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 490-492, Revised Boundary Plat in Plat Book 6900, Page 784, corrected at Instrument No. 20040506-0052081.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7185, Page 619; Book 7405, Page 780; Instrument No. 20040419-0044162; Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306.

Charter of Homeowners Association recorded in Book 7829, Page 703.

Easement for Sewer Line, recorded in Book 10482, Page 708.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-BR-18 1553

Easement for Conservation Greenway, recorded in Instrument No. 20041019-0125877.

Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20040608-0067841.

This is improved property located at 1553 Eller Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2018.

Adam R. Kelchner

Keeli B. Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam R. Kelchner and Keeli B. Lewis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2018.

Notary Public

My Commission Expires: _____