Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2499

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2018

Notary Public

Commission Expires: _____

Karen Y Johnson Davidson County
Batch# 173639 DEEDWARR
12/13/2018 11:33:12 AM 4 pgs
Fees: $23.00 Taxes: $355.20
20181213-0121369

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
NashVest, LLC, a Tennessee limited liability company 302 28th Street Nashville, TN 37138	CoreVest American Finance Lender, LLC, ISAOA, ATIMA 1920 Main Street Suite 850 Irvine, CA 92614	053-08-0-131.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Isabelle Kelley and Scott Kelley, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NashVest, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5 of Block 17 on the Plan of Dabbs and Elliott Subdivision at Old Hickory of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 50 feet on the Southeasterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Timothy Sheppard and wife, Teresa Sheppard by Warranty deed from Associates Financial Services Company of Tennessee, Inc., of record in Book 8767, page 647, Register's Office for Davidson County, Tennessee, dated October 23, 1992 and recorded on October 27, 1992. (Value or consideration shown in aforementioned deed $25,000.00.)

Being the same property conveyed to Raymond Ufford by Quit Claim deed from Teresa Sheppard, an unmarried woman of record in Instrument No. 20170112-0003597 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 12, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Raymond Ufford by Warranty deed from Timothy Sheppard, an unmarried man of record in Instrument No. 20170112-0003598 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 12, 2017 and Scrivener's Affidavit recorded on February 23, 2017 in Instrument No. 20170223-0018208. (Value of consideration shown in aforementioned deed $47,000.00.)

Being the same property conveyed to Allie B. Dawsey and Isabelle Kelley by Warranty deed from Raymond Ufford, an unmarried man of record in Instrument No. 20170112-0003713 Register's Office for Davidson County, Tennessee, dated January 11, 2017 and recorded on January 12, 2017. (Value of consideration shown in aforementioned deed $75,000.00.)

Being the same property conveyed to Dawsey Properties, LLC, a Tennessee Limited Liability Company by Quit Claim deed from Allie B. Dawsey, an unmarried man of record in Instrument No. 20170313-0024642 Register's Office for Davidson County, Tennessee, dated March 06, 2017 and recorded on March 13, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Isabelle Kelley, a married woman by Quit Claim deed from Dawsey Properties, LLC and Allie B. Dawsey of record in Instrument No. 20180823-0083673 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 23, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 302 28th Street Nashville, Tennessee 37138. and Abstract of Judgment lien recorded on August 22, 2018 in Instrument No. 20180822-0083352.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 302 28th Street, Nashville, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page Follows)

Dated this the 30th day of November, 2018.

Isabelle Kelley

Scott Kelley

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Isabelle Kellev and Scott Kellev** 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 official seal at Coral Gables, FL this ~~30th~~ 1st day of ~~November~~. 2018.

JONATHAN OSPINA
Notary Public - State of Florida
Commission # FF 954002
My Comm. Expires Jan 25, 2020

Notary Public
My Commission Expires: Jan 25, 2020