WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-3310

~~THIS INSTRUMENT~~ PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $324,900.00

/Kelly N. Riley
Affiant

Subscribed and sworn to before me, this 28 day of December, 2018.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Karen Y Johnson Davidson County
Batch# 180560 DEEDWARR
01/04/2019 10:34:36 AM 2 pgs
Fees: $13.00 Taxes: $1,202.13
20190104-0001050

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Kelly N. Riley 307 Thuss Avenue Nashville, TN 37211	~~New Owner~~ Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467-8000	Tax Parcel ID No. 095K-A-067.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH FOX, MARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KELLY N. RILEY, UNMARRIED,** ("Grantee"), her 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(s) 27, as shown on the map entitled W.G. Thuss' Subdivision of the Stump Property, of record in Plat Book 547, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Kenneth Fox, by deed from William E. Feinstein, II, of record in Instrument No. 20151211-0125003, dated December 10, 2015, said Register's Office.

This property is not now nor has it ever been the principal residence of the Grantor

This is improved property commonly known as: **307 Thuss Avenue, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenant that he has 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 covenant and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on this 28 day of December, 2018.

KENNETH FOX

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH FOX**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of December, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19