WARRANTY DEED

Karen Johnson Davidson County
Batch# 197409 DEEDWARR
02/21/2019 09:44:19 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20190221-0015727

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **20th** DAY OF **FEBRUARY, 2019.**

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Calvo and Amanda Calvo	NEW OWNERS	
(NAME)	(NAME)	072050E00200CO
911 B Thomas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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 and Lee Molette** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Calvo and Amanda Calvo, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 B, 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.

FOR INFORMATION PURPOSES ONLY: 911b Thomas Avenue, Nashville, TN 37216

Being the same property conveyed to 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 07, 2016 and recorded on December 12, 2016. (Value or consideration as shown in aforementioned deed $140,000.00.)

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. (Value or consideration as shown in aforementioned deed $0.00.)

Sellers warrant that said property is not their primary residence and has been used for investment purposes only.

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.

This is improved x property, known as 911B Thomas Ave Nashville, TN 37216
(unimproved)
(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 20 day of February, 2019.

Ronnie Kelley

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 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 2 day of February, 2019.

Notary Public

My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY