THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Kristina Chapman Rose
921 Woodland Heights Drive
Louisville, KY 40245

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 227576 DEEDWARR
05/08/2019 02:48:20 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20190508-0043215

WARRANTY DEED

(Map/Parcel 173-09-0A-695.00-C)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **PRIMA KELLY, A MARRIED WOMAN,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **KRISTINA CHAPMAN ROSE** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Lot No. 740, as shown on the plan of Section One of Phase Eight, Lenox Village, according to plat and survey of same appearing of record in Plat at Instrument No. 20060824-0104608, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Prima Patel, wife and husband, Bipin Patel, unmarried, by Warranty Deed dated August 31, 2007 from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded October 31, 2007, in Instrument Number 20071031-0128267, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated January 23, 2009, Bipin Patel conveyed all of his right, title, and interest in the subject property to Prima Patel, of record in Instrument Number 20090217-0013112, in said Register's Office. By Quitclaim Deed dated January 28, 2008, Prima Patel, an unmarried woman, conveyed all of her right, title, and interest in the subject property to Prima Patel, unmarried, and Bipin Patel, of record in Instrument Number 20090217-0013114, in said Register's Office. By Quitclaim Deed dated January 6, 2017, Prima Kelly, formerly known as Prima Patel, a married woman who acquired title as unmarried and joined by her spouse, Mark Kelly, and Bipin Patel, a married man who acquired title without marital status and joined by his spouse Sheela Pate, conveyed ll of their right, title, and interest in the subject property to Prima Kelly, a married woman, of record in Instrument Number 20170111-0003175, in said Register's Office.

Mark Kelly, spouse of Prima Kelly, joins herein to convey any interest he may have in subject property by virtue of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2731 Dracut Lane, Nashville, TN 37211.

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

Grantor covenants with the said Grantee that Grantor are 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 as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 3rd day of May, 2019.

Prima Kelly
PRIMA KELLY

Mark Kelly
MARK KELLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Prima Kelly and Mark Kellys, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of May, 2019.

Notary Public

My Commission Expires: **June 21, 2022**

(SEAL)

LESLIE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Prima Kelly
Affiant

Subscribed and sworn to before me this 3rd day of May, 2019.

Notary Public

My commission Expires: **June 21, 2022**

LESLIE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2019-275