Karen Johnson Davidson County
Batch# 231671 DEEDWARR
05/17/2019 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,944.16
20190517-0046890

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $525,450.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2019. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. My Commission Expires MAY 2, 2022

Address New Owner As Follows: Benjamin B. Kelly, Trustee 109 Gun Club Road Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 116-13-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER PRIDEMORE KELLY, TRUSTEE OF THE WILLIAM A. KELLY LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM A. KELLY DATED MARCH 27, 2013, AS AMENDED AND RESTATED APRIL 12, 2017**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BENJAMIN B. KELLY, TRUSTEE OF THE BENJAMIN BRYAN KELLY TRUST, ESTABLISHED UNDER THE WILLIAM A. KELLY LIVING TRUST DATED MARCH 27, 2013, AS**

AMENDED AND RESTATED APRIL 12, 2017, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 357, as shown on the map entitled Hillwood Estates, Section 14, of record in Plat Book 2900, Page 36, 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 William A. Kelly and/or Christopher Pridemore, Trustees of the William A. Kelly Living Trust established by the Revocable Trust Agreement of William A. Kelly dated March 27, 2013 , by deed from William A. Kelly, of record in Instrument No. 20130604-0056568, dated May 28, 2013, Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190508-0042983, said Register's Office, amending Christopher Pridemore, Trustee to Christopher Pridemore Kelly, Trustee. The said William A. Kelly died on November 12, 2018, leaving Christopher Pridemore Kelly as the Trustee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2900, Page 36, Register's Office for Davidson County, Tennessee.

This is improved property known as: **109 Gun Club Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of May, 2019.

Christopher Pridemore Kelly, Trustee of the William A. Kelly Living Trust, established by the Revocable Trust Agreement of William A. Kelly dated March 27, 2013, as amended and restated April 12, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Pridemore Kelly, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2019

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: 5-2-2022

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

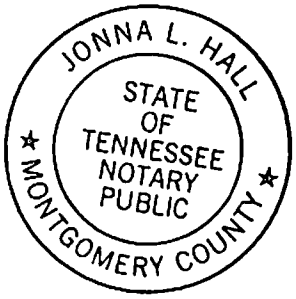
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



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