Name and Address of New Owner:
Kepley Properties, LLC
5148 Prickly Pine Place
Murfreesboro, TN 37129

Send Tax Bills To:
Kepley Properties, LLC
5148 Prickly Pine Place
Murfreesboro, TN 37129

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 282957 DEEDWARR
09/09/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20190909-0090918

Map & Parcel No: 119-02-0-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steve Howell and Teresa Howell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kepley Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, Being Lot No. 48 on the Plan of Mertie Milwee Property, as of record in Book 2331, Page 117, Register's Office for said county, Said Lot No. 48 fronts 10 feet on South Side of Desoto Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Steven Howell and Teresa Howell, a married couple, by Warranty Deed from Earl M. Davis, a married man, dated June 26, 2019 of Instrument No. 20190705-0065445, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years; all matters as shown of record in Plat Book 2331, Page 117, Restrictions of record in Book 1787, Page 403, Book 2499, Page 289, and Book 2503, Page 99, Register's Office for Davidson County, Tennessee.

This is improved property known as : 205 Desoto Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of September, 2019.

Steve Howell (SEAL)

Teresa Howell (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 6th day of September, 2019, before me personally appeared Steve Howell and Teresa Howell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand, at office, this 6th day of September, 2019.

Notary Signature
My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of September, 2019.

Notary Public
My commission expires: 6-24-2023
File No. 2019-295

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Jim Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

