Karen Johnson Davidson County
Batch# 298494 DEEDWARR
10/09/2019 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $3,100.60
20191009-0103559

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35009-08-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $838,000.00 Affiant Subscribed and sworn to before me this 7th day of October, 2019. Notary Public My Commission Expires:

GEORGE B. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Hale P. Kelleher, David C. Kelleher 119 Wentworth Avenue Nashville, TN 37215	**Send Tax Bills To:** SWBC MORTGAGE CORP 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	**Tax Information:** Map and Parcel No.: 116 16 0 B 010 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chelsea Armistead and James Armistead, wife and husband** ("Grantosr"), have this day bargained and sold, and do hereby transfer and convey to **David C. Kelleher and Hale P. Kelleher, husband and wife as joint tenants** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 119 Wentworth Avenue, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 7th day of October, 2019.

Chelsea Armistead

James Armistead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chelsea Armistead and James Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, **this 7th day of October, 2019.**

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Second Revision of the Iroquois of Nashville, as of record in Plat Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Chelsea Armistead and James Armistead, wife and husband by deed dated May 15, 2013 from Laurence Solberg and wife, Lauren B. Solberg of record in Instrument No. 20130516-0049418, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 116 16 0 B 010 00CO.
2. Declaration of Covenants, Conditions and Restrictions for The Iroquois of Nashville of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, and Book 7523, page 828, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Iroquois Homeowners Association, Inc. of record in Book 8853, page 662, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4154, page 212, Book 4159, page 136, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6400, page 650, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Angie Lawless, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022