Karen Johnson Davidson County
Batch# 304200 DEEDWARR
10/22/2019 01:31:02 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191022-0108266

WARRANTY DEED

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Evan Kelley	newowner	105120B06800CO
(NAME)	(NAME)	
400 Herron Drive, Apartment 407		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Aaron Carrico, single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Evan Kelley, an unmarried man,** hereinafter called the GRANTEES, 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 407 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Aaron Carrico, single by deed from Alloy, LLC, dated 7-2-18 of record in Instrument #201807060065522, Register's Office for said County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GALLOWAY460

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4560, Page 169, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Subject to Declaration of Alley Condominium of record in Instrument No. 20161123-0123972, amended in Instrument Nos. 20170816-0060696 and 20180530-0061643, and Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee.

- Subject to Declaration of Alley-Bongo Master Condominium of record in Instrument No. 20161012-0108018, Register's Office for Davidson County, Tennessee.

- Charter of Homeowner's Association of record in Instrument No. 20161123-0123973, Register's Office for Davidson County, Tennessee.

- Easement for Public Utilities and Drainage of record in Deed in Book 5229, Page 212, Register's Office for Davidson County, Tennessee.

- Easement for Underground Cable of record in Book 10219, Page 374, Register's Office for Davidson County, Tennessee.

- Easement to U.S. Sprint Telecommunications of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

- Easement to Comcast of record in Instrument No. 20171127-0120666, Register's Office for Davidson County, Tennessee.
- Subject to Charter Right-of-Way of Louisville and Nashville Railroad.

unimproved ☐

This is improved ☑ property, known as 400 Herron Drive, Apartment 407, Nashville, TN 37210

(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 hands this 18th day of October, 2019.

Aaron Carrico

State of Tennessee
County of Davidson

Personally appeared before me Aaron Carrico, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2019.

Notary Public Judy Reed
My Commission Expires: 11-20-21

File No.: 1579

