Karen Johnson Davidson County
Batch# 310000 DEEDWARR
11/04/2019 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $3,441.00
20191104-0113135

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

32088-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Clay Street Commons, LLC Attn: Timothy J. Morris, Manager 6409 Kennedy Drive Chevy Chase, MD 20815	New Owner	08108003000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jacqueline D. Kelly, Trustee for The Jacqueline D. Kelly Revocable Living Trust u/a/d July 8, 2005** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Clay Street Commons, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot Nos. 617 and 619 on the Map of North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Jacqueline D. Kelly, Trustee for The Jacqueline D. Kelly Revocable Living Trust u/a/d July 8, 2005 by Warranty Deed dated November 17, 2017 from Penny V. Graham, of record in Instrument No. 20171122-0119866, Register's Office for Davidson County, Tennessee, as corrected in Memorandum of Corrected Notary Acknowledgement, of record in Instrument No. 20171207-0124790, said Register's Office, and further corrected in Instrument of Correction, of record in Instrument No. 20180406-0032269, said Register's Office.
>
> THIS is improved property known as 1928 9th Avenue North, Nashville, TN 37208.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31 day of October, 2019.

Jacqueline D. Kelly, Trustee for The Jacqueline D. Kelly Revocable Living Trust u/a/d July 8, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jacqueline D. Kelly, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Jacqueline D. Kelly Revocable Living Trust u/a/d July 8, 2005, and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand, at office this 31 day of October, 2019.

JOHN T. C... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~985~~30,000.00.

Affiant

Subscribed and sworn to before me this
31 day of October, 2019.

Notary Public
My Commission Expires: 1/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 08108003000. 2019 taxes have been prorated between the parties and paid as part of the closing.

2. All Matters as shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the ALTA/NSPS Land Title Survey of 1919, 1924 and 1928 9th Avenue North by Cherry Land Surveying, Michael H. Charette, Tennessee R.L.S. # 2048, dated October 8, 2019, last revised October 30, 2019 as Job 19146 CW.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

