Karen Johnson Davidson County
Batch# 331344 DEEDWARR
12/18/2019 09:11:52 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20191218-0130438

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023265

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this5th day of December, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Benjamin Kelly 1818 River Drive Nashville TN 37218	David Kelly 921 S Crockett Bend Rd Rives, TN 38253	Tax Parcel ID No. 081-01-0-072.00

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, **David Edward Lovell and Pamela Franklin Lovell, as Co-Trustees of the David and Pamela Lovell Tennessee Community Trust u/a/d December 9, 2015** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Benjamin Kelly, a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, b eing the southerly 25 feet of Lot No. 26 and all of Lot No. 27 on the Map of Haley's Subdivision of Part of Block 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 26 and all of Lot No. 27 front together 125 feet on the southeasterly side of River Drive and run back 170 feet more or less, on the northeasterly line and 207 feet on the southwesterly line to the low water mark of the Cumberland River, measuring 125 feet thereon.

Being the same property conveyed to DAVID E. LOVELL, by deed dated August 28, 1981, from JOHN THOMAS PHILLIPS, of record in Deed Book 5789, Page 413, Register's Office for Davidson County, Tennessee.

Being further conveyed to DAVID EDWARD LOVELL AND PAMELA FRANKLIN LOVELL, AS CO-TRUSTEES OF THE DAVID AND PAMELA LOVELL TENNESSEE COMMUNITY PROPERTY TRUST U/A DATED DECEMBER 9, 2015, by quitclaim deed from DAVID EDWARD LOVELL (ALSO KNOWN AS DAVID E. LOVELL AND AS DAVID LOVELL) AND WIFE, PAMELA FRANKLIN LOVELL (ALSO KNOWN AS PAMELA F. LOVELL AND PAM LOVELL), of record in Instrument No. 20151215-0126036, dated December 9, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 081-01-0-072.00.

Matters shown on the Plan of record in Plat Book 547, page 155, said Register's Office.

This is improved property located at 1818 River Drive Nashville TN 37218

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of December, 2019.

The David and Pamela Lovell Tennessee Community Trust u/a/d December 9, 2015

David Edward Lovell Co-Trustee

By: David Edward Lovell, Co-Trustee

Pamela Franklin Lovell

By: Pamela Franklin Lovell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Edward Lovell and Pamela Franklin Lovell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The David and Pamela Lovell Tennessee Community Trust u/a/d December 9, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of December, 2019.

Notary Public

My Commission Expires: _____

KATIE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022