WARRANTY DEED

Karen Johnson Davidson County
Batch# 409597 DEEDWARR
06/03/2020 08:46:20 AM 2 pgs
Fees: $13.00 Taxes: $656.75

20200603-0056782

O-CB-20-213

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/03/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catamount Properties 2018, LLC, a Delaware limited liability company	**New Owner**	
(NAME) **2015 Manhattan Beach Blvd., Suite 100**	(NAME)	**033-12-0-085.00**
(ADDRESS) **Redondo Beach, CA 90278**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK THOMAS KELLY, MARRIED, AND JAMES KELLY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATAMOUNT PROPERTIES 2018, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Gateway, Section 1 of record in Plat Book 3300, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 64 feet on the Northwesterly side of friendship Drive and runs back 199.4 feet on the Northeasterly line and 162.5 feet on the Southwesterly line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to James Kelly and wife, Helen Kelly by Warranty deed from Jones Lumber Company, Incorporate of record in Book 4058, page 53, Register's Office for Davidson County, Tennessee, dated September 17, 1966 and recorded on September 19, 1966.

James Kelly and Helen Kelly having divorced pursuant to Case No 82D1670, in the Circuit Court for Davidson County, Tennessee. The said James Kelly having since died intestate on July 28, 2007, as evidenced by Small Estate Affidavit in Case No 07P1849, in the Seventh Circuit Court of Davidson County. Tennessee (Probate Division), Leaving Sons Patrick Thomas Kelly and James Kelly as his sole heirs at law as evidenced by Affidavits of Heirship recorded simultaneously here with in Instrument Nos. 20191122-0120709 and 20191122-0120710 and the said Helen Kelly since died on June 5, 2019. Leaving sons Patrick Thomas Kelly and James Kelly as her sole heirs at law as evidenced by Affidavits of Heirship recorded in Instrument Nos. 20191122-0120712 and 20191122-0120711 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Thomas Kelly and James Kelly by Quitclaim deed from Patrick Thomas Kelly and James Kelly of record in Instrument No. 20191122-0120713 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 22, 2019.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.

This conveyance is subject to:
• Taxes for the year 2020 and thereafter, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 3300, Page 39, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 3344, Page 582, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **213 Friendship Drive, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF MAY, 2020.

Patrick Thomas Kelly

James Kelly by Patrick Thomas Kelly, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK THOMAS KELLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Thomas Kelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES KELLY, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES KELLY.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212