This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7185

Karen Jonnson Davidson County
Batch# 413539 DEEDWARR
06/11/2020 12:54:37 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20200611-0059899

VT20300180

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Tara N Kelley
Affiant

Subscribed and sworn to before me, this the 10th day of June, 2020.

Gail C Vincent
Notary Public
My Commission Expires: 01-18-2022

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tara N. Kelley 601 40th Avenue North Nashville, TN 37209	Highlands Residential Mortgage, Ltd. 30 Burton Hills Boulevard Nashville, TN 37215	091-12-0-241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Best Built Construction, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tara N. Kelley, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, Being Lots No. 1 and No. 2 on the Plan of the Subdivision of the land of Mrs. Mary Harwell, which Subdivision is not of record, described as follows:

Beginning at the northwest corner of 40th Avenue, North, formerly Clifton Avenue, and Delaware Avenue, formerly Correy Street; thence northerly with the westerly margin of 40th Avenue, North, one hundred (100) feet to a point in the line between Lots Nos. 2 and 3 on said plan; thence with said line in a westerly direction, parallel to Delaware Avenue, two hundred (200) feet to the east margin of a 25 foot alley; thence with the east margin of said Avenue in a southerly direction, parallel to 40th Avenue, North, one hundred (100) feet to the northerly margin of Delaware Avenue; thence with the margin of the same easterly two hundred (200) feet to the beginning.

Less and except the property described in Warranty Deed 20141209-0112652 being more particularly described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register' s Office for Davidson County, Tennessee and being part of Lot No. 1 on the unrecorded plan of Mary Harwell's Subdivision of Lot No. 7 and part ofLot No. 12 on the Map ofthe Town of Clifton described as follows:

Beginning at a point 100 feet west from the northwest corner of 40th Avenue North, formerly Clifton and Delaware, formerly Correy Street; thence wesrwardly 100 feet on the north margin of said Delaware to the easterly margin of an alley; thence northwardly along the east boundary of said Alley 50 feet to the intersection of Lot No. 2 of said plan; thence eastwardly 100 feet on said boundary line to a point; thence southwardly 50 feet to the beginning.

TRACT 2:
Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the Town of Clifton, as of record in Plat Book 21, page 35, Register's Office for Davidson County, Tennessee and being all of Lot No. 2 on the unrecorded plan of Mary Harwell's Subdivision of Lot No. 7 and part of Lot No. 12 on the Map of the Town of Clifton described as follows:

Beginning on the westerly margin of 40th Avenue Nonh, formerly Clifton at a point 50 feet north of the northerly margin of Delaware Avenue, said point being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly and parallel with the northerly margin of Delaware Avenue, 200 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 200 feet to the westerly margin of 40th Avenue North; thence with said avenue southwardly 50 feet to the beginning.

Being the same property conveyed to Best Built Construction, Inc., a Tennessee corporation by Quitclaim deed from Richland South, LLC, a Tennessee limited liability company of record in Instrument No. 20200212-0015819 Register's Office for Davidson County, Tennessee, dated February 11, 2020 and recorded on February 12, 2020.

This is improved property located at: **601 40th Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 10th day of June, 2020.
GRANTOR:

Best Built Construction, Inc., a Corporation

By: _____
Christopher M. Corriveau, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Signor of Best Built Construction, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of June, 2020.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/3/2023