THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Kelly	new owner	MAP
113 A Mayfair Road		PARCEL 103-12-0I-001.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **Jonathan Lehman, Trustee of The Jonathan Lehman Living Trust U/A/D September 20, 2012**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Kelly, a single 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 No. A of Mayfair Road Townhouses, together with the Limited Common Elements, as shown on Exhibit "C" attached to Declaration of Covenants, Conditions, Restrictions and By-Laws of the Townhouse Corporation for Mayfair Road Townhouses of record as Instrument No. 20111216-0097957 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Jonathan Lehman, Trustee of The Jonathan Lehman Living Trust U/A/D September 20, 2012 by Warranty deed from Mark M. Harrison, an unmarried man, and Price E. Harrison, a married man, Marilyn S. McMackin, a married woman of record in Instrument No. 20151123-0118604 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 23, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **113 A Mayfair Road, Nashville, TN 37205.**

Karen Johnson Davidson County
Batch# 443906 **DEEDWARR**
07/24/2020 02:28:04 PM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20200724-0081682

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-PR-20-113A

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 hand(_) this the 22 day of July, 2020.

The Jonathan Lehman Living Trust

BY: _____ TRUSTEE
Jonathan Lehman, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jonathan Lehman** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **The Jonathan Lehman Living Trust** the within named bargainor, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jonathan Lehman** as such **Trustee**.

Witness my hand and official seal this the 22 day of July, 2020.

My Commission expires Jan 8, 2024

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON