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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 35369-03-2020** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $815,000.00.<br><br>Lori McKee Kelly<br>Affiant<br><br>Subscribed and sworn to before me this 28th day of August, 2020.<br><br>Notary Public<br><br>My Commission Expires: 3/6/24<br><br>GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

# WARRANTY DEED

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| **Address New Owner:**<br>Katherine Gwin Anderson Innis<br>102 LaSalle Court<br>Randall Dean Innis<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>new owner | **Tax Information:**<br>Map and Parcel No.:<br>130 02 0 019 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, **Lori Jean McKee Kelly** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Katherine Gwin Anderson Innis and Randall Dean Innis**, wife and husband ("Grantees"), their heirs and assigns, all of her interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 LaSalle Court, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 468336 **DEEDWARR**
09/02/2020 09:44:22 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50

20200902-0099670

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 28th day of August, 2020.

Lori Jean McKee Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lori Jean McKee Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 and 43, Block No. 4, on the Plan of The Courts of Belle Meade as of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher Kelly and Lori Jean McKee Kelly, husband and wife, by deed dated March 21, 2018 from Eric Louis Larence and Ashley R. Larence, husband of wife, of record in Instrument No. 20180322-0027236, Register's Office for Davidson County, Tennessee. Christopher Kelly and Christopher Roberts Kelly are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 547, page 141, Register's Office for Davidson County, Tennessee.