

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $1,357,000.00.

Affiant

Sworn to and subscribed before me this 22nd day of November, 2020.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Karen Johnson Davidson County
Batch# 522122 DEEDWARR
11/30/2020 12:22:41 PM 2 pgs
Fees: $13.00 Taxes: $5,020.90

20201130-0138955

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jonathan A. Heard and Katherine C. Heard	1868 Laurel Ridge Drive	Owner	145 100013.00
1868 Laurel Ridge Drive			
Nashville, TN 37215	Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **John A. Kelton, a single man and Melisa A. Kelton, a single woman,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Katherine Coe Heard and Jonathan Andrew Heard, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 and 85-A on the Plan of Section 4, Laurel Ridge, of record in Plat Book 3500, Page 71, in the Register's Office for Davidson County, Tennessee.

Said Lot No 85 includes Parcel 85-A which is not an individual building site and fronts on both sides of Laurel Drive near the western end of said Drive and reference is hereby made to the plan of Section 4, Laurel Ridge, for more complete and accurate legal description of Lot No. 85.

Being the same property conveyed to John A. Kelton and Melisa A. Kelton, husband and wife by Warranty Deed from Estate of Ada Childers Manier of record in Instrument No. 20010529-0055116, Register's Office for Davidson County, Tennessee, dated May 25, 2001 and recorded on May 29, 2001 and re-recorded on September 10, 2001, in Instrument No. 20010910-0097758, Register's Office for Davidson County, Tennessee.

Being also known as 1868 Laurel Ridge Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 3500, Page 71, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1639, Page 329, Book 3675, Page 416 and amended in Book 3679, Page 81, 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.

And Grantors do further covenant and bind themself, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of November, 2020.

John A. Kelton

Melisa A. Kelton

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **John A. Kelton, a single man and Melisa A. Kelton, a single woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 22nd day of November, 2020.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/26/24