Karen Johnson Davidson County
Batch# 761447 DEEDWARR
11/29/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20211129-0156815

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14964-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $242,500.00.

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Subscribed and sworn to before me, this the 19th day of November, 2021.

Notary Public
My Commission Expires: 3-1-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
X5 Construction LLC and Metropolitan Construction, LLC 101 Tibury Cir. Brentwood, TN 37027	New Owner	071 07 0 172.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Delton S. Kelley, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **X5 Construction LLC, a Tennessee Limited Liability Company and Metropolitan Construction, LLC, a Tennessee Limited Liability Company**, 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 in Davidson County, Tennessee, being the Southerly 70 feet of Lot No. 14 on the map of the Re-Subdivision of I.D. Luton's Addition as of record in Book 974, Pages 55, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 14 fronts 70 feet on the Easterly side of Luton Street and runs back on the Northerly lines 195.1 feet, more or less, and on the Southerly line 197.9 feet along the Northerly margin of Lot No. 15, to a dead line on which it measures 70 feet.

Being the same property conveyed to Delton S. Kelly by Warranty Deed from James Edward Duke, Sr., of record in Instrument No. 20050803-0091401, Register's Office of Davidson County, Tennessee, dated July 29, 2005 and recorded on August 3, 2005.

This is improved property located at: **1717 Luton Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2021 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 19th day of November, 2021.

GRANTOR:

Delton S. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Delton S. Kelley, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2021.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Notary Public
My Commission expires: ~~5/2/2022~~ 3-1-2023

202111290156815

Certificate of Authenticity

I, Rozalind Ruth do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/19/2021.

Affiant Signature

11/19/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of November, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

