STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/09/00 13:12 2pgs
Fees:11.00 Taxes:362.60

20001109-0111592

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George R. Sells	PROFESSIONAL MORTGAGE GROUP, INC.	13-16A-127CO
(NAME) 127 Cumberland Trace	(NAME) 1535 WEST NORTHFIELD BLVD, #2	
(ADDRESS) Nashville, TN 37214	(ADDRESS) MURFREESBORO, TN 37129	
(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, WE,

KELLY ELLER ALSO KNOWN AS KELLY ELLER BREECE AND HUSBAND, MICHAEL GENE BREECE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE R. SELLS, UNMARRIED

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:

Being Unit No. 127 as shown on the Plat of Cumberland Trace of record in Book 5200, page 724, Register's Office, Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6216, page 528, said Register's Office.

Being the same property conveyed to Kelly Eller, unmarried by deed from Robert M. Loffi and wife, Ann Y. Loffi of record in Book 10088, Page 322, Register's Office for Davidson County, TN.

This instrument executed on behalf of Michael Gene Breeceby Kelly Eller Breece as his Attorney in Fact pursuant to recorded Power of Attorney of record~~in Book~~*

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.

*being recorded simultaneously herewith.
~~*Page~~ ~~Register's Office for Rutherford County, Tennessee.~~

unimproved ☐

This is improved ☒ property, known as 127 Cumberland Trace, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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/our hand(s) this 30th day of August, 2000.

Kelly Eller Breece

Michael Gene Breece
by Kelly Eller Breece
Attorney in fact

Corporate Notary:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of TN, DAVIDSON County aforesaid, personally appeared Kelly Eller Breece with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of the _____ a corporation, and that he as such _____ foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, _____

_____
Notary Public
Commission expires:_____

Power of Attorney Notary
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of August, ~~19~~ 2000 before me personally appeared Kelly Eller Breece, the person who executed the foregoing instrument on behalf of Michael Gene Breece and acknowledged that he/she executed the same as the free act and deed of the said Michael Gene Breece through Power of Attorney granted 08/29/00 by the said Michael Gene Breece.

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2000

Dana Summarell
Notary Public
Commission Expires: 11/25/00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Eller Breece with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 30th day of August, ~~19~~ 2000

NOTARY PUBLIC COMMONWEALTH OF TENNESSEE
My Commission Expires NOV. 25, 2000

Dana Summarell
Notary Public
Commission expires: 11/25/00

Partnership Notary
STATE OF_____
COUNTY OF_____

Before me, the undersigned, a Notary Public, in and fore the State and County aforesaid, personally appeared_____ with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of _____ _____, and that he/she as such of _____, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19_____.