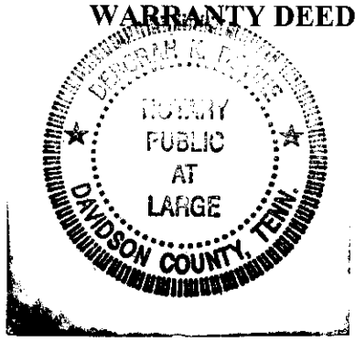
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Return to → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205 #1221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob E. McKeague	First Horizon Home Loan Corporation	62-2A-125
(NAME)	(NAME)	
3024 Delta Queen Drive	5775-E Glenridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Atlanta, GA 30328	
(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, Leslie J. Kellner n/k/a Leslie Taylor, ~~an un~~married ~~person~~, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacob E. McKeague, a single person, 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 Lot No. 125 on the Plan of River Trace Estates, Phase 1, Section 2, of record in Plat Book 6900, Page 159, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Leslie J. Kellner, an unmarried person, by Warranty Deed dated March 11, 2002, from Mark M. Dewbre and wife, Christine B. Dewbre, as of record in Instrument No. 20020321-0034734, Register's Office for Davidson County, Tennessee.

Brad Taylor, spouse of Leslie J. Kellner n/k/a Leslie Taylor, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property by virtue of the marriage.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 07/28/04 14:18 2pgs
Fees:13.00 Taxes:495.80

20040728-0090441

unimproved ☐

This is improved ☒ property, known as 3024 Delta Queen Drive, 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 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 2nd day of July, 2004.

Leslie J. Kellner n/k/a Leslie Taylor

Brad Taylor

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie J. Kellner n/k/a Leslie Taylor and Brad Taylor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ New York N.Y. this 2nd day of July, 2004.

Commission expires: 10/27/07

Notary Public

INEZ CASH NOTARY PUBLIC STATE OF NEW YORK

Inez Cash
Notary Public
State of New York
Expire 10/27/2007
King County
Reg 01CA6100670