**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 25094S

Davidson County DEEDWARR
Recvd: 10/11/06 14:24 2 pgs
Fees:13.00 Taxes:1480.00
20061011-0126494

**MAP/GROUP/PARCEL:** 171-40/18

**NEW OWNER'S NAME AND ADDRESS:**
W. AARON KELLEY & MIRANDA K. KELLEY
5501 CLOVERCREST DRIVE
Brentwood, TN 37027

**SEND TAX BILLS TO:**
SAME

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JOHN RADEBAUGH and JULIE RADEBAUGH, HUSBAND AND WIFE**, hereinafter called Grantors, does hereby transfer and convey unto, **W. AARON KELLEY and MIRANDA K. KELLEY, WIFE AND HUSBAND**, their heirs and assigns, hereinafter called Grantees, property described as follows:

**LAND in Davidson County, Tennessee, being Lot No. 97, on the Plan of Cloverland Acres, Section Eleven, as shown on plat of record in Plat Book 5200, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to John Radebaugh and wife, Julie Radebaugh in Instrument 20000404-0033615 recorded 09/04/2000, Register's Office for Davidson County, Tennessee.**

The subject property is improved property known as 5501 CLOVERCREST DRIVE , Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORSfurther covenants and binds themselves, their heirs, successors, and representatives

to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN RADEBAUGH

JULIE RADEBAUGH

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

PERSONALLY appeared before me, the undersigned authority, **JOHN RADEBAUGH and JULIE RADEBAUGH, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in BRENTWOOD, Tennessee on this the 6th day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

The actual consideration or value whichever is greater for this transfer is $400,000.00.

AFFIANT

Sworn to and subscribed before me, this the 6th day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN