Davidson County DEEDWARR
Recvd: 07/24/07 11:00 2 pgs
Fees:13.00 Taxes:1476.30

20070724-0087737

Return to:

#529

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Stephen Bulgarelli and Jeffrey Johnson	New Owner	**Map 083-13.00-**
320 South 11th Street		**Parcel 83.00**
Nashville, TN 37206		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kelley Construction, L.L.C., a Tennessee limited liability company** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Stephen Bulgarelli and Jeffrey Johnson, joint tenants with right of survivorship and not tenants in common,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Map of Hanner's Subdivision in the case of Hanner vs. Hanner, Chancery Court of Davidson County, Tennessee, of record in Book 2, page 43, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelley Construction, L.L.C., a Tennessee limited liability company by warranty deed dated July 7th, 2006 from March Egerton, a married person of record in Instrument No. 20060712-0083763, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions for detached structure of record in Instrument No. 20070425-0049034, said Register's Office.**
3. **Scrivener's Affidavit of record in Instrument No. 20060802-0093831, said Register's Office.**
4. **All matters appearing of record in Plat Book2, page 43, said Register's Office.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $399,000.00

Affiant

Subscribed and sworn to before me this 20th day of July, 2007.

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of **July, 2007.**

Kelley Construction, L.L.C.

By: CHIEF MANAGER
Kenneth A. Kelley, Chief Manager

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kenneth A. Kelley,** with whom I am personally acquainted, or proved to me to be the **Chief Manager** of **Kelley Construction, L.L.C.** on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Chief Manager**, and that he as such **Chief Manager** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing by **himself** as **Chief Manager.**

WITNESS my hand and official seal at Nolensville, Tennessee, this 20th day of **July, 2007.**

Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011