WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $317,000.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF SEPTEMBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03237 REILLY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Richard J. Reilly and Kelly C. Reilly	same	12809006200
7582 George E Horn Road		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEREMY KETCHUM, AND WIFE, BRIDGETTE GRAY KETCHUM

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

RICHARD J. REILLY, AND WIFE, KELLY C. REILLY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7582 George E Horn Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 16th day of September, 2009.

Jeremy Ketchum

Bridgette Gray Ketchum

BILL GARRETT, Davidson County
Trans:T20090064753 DEEDWARR
Recvd: 09/22/09 13:46 2 pgs
Fees:13.00 Taxes:1172.90
20090922-0088295

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEREMY KETCHUM AND BRIDGETTE GRAY KETCHUM, the bargainor(s), 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 Franklin, Tennessee, this 16th day of September, 2009.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 24, SECTION ONE, DUNAWAY WOODS, REVISION ONE TO LOTS 24 & 26, as shown on plat of record in Instrument No. 20080220-0016766, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to Jeremy Ketchum and Bridgette Gray, as joint tenants with right of survivorship, by Warranty Deed from Carl R. Nodine and Linda F. Nodine, Trustees of the Nodine Joint Revocable Living Trust Agreement U/A/D September 25, 2000, recorded February 27, 2002 in Instrument No. 20020227-0024730, in the Register's Office, Davidson County, Tennessee.

Jeremy Ketchum and Bridgette Gray having since married. Bridgette Gray is now known as Bridgette Gray Ketchum.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2009 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as set forth in instrument recorded in Book 5393, Page 651, as amended in Book 5484, Page 222 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Agreement for Dedication of Public Utilities Easement as set forth in instrument recorded in Book 10073, Page 783.

e. Easement recorded in Book 4589, Page 112.

f. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, DUNAWAY WOODS, REVISION ONE TO LOTS 24 & 26, as recorded in Instrument No. 20080220-0016766, and on the plat of DUNAWAY WOODS, SECTION ONE, as recorded in Book 5200, Page 132, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).