BILL GARRETT, Davidson County
Trans:T20100075509 DEEDWARR
Recvd: 12/01/10 09:19 2 pgs
Fees:13.00 Taxes:555.00

20101201-0095311

Return to:

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
R-VM63-10-808

#871

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jennifer . Lind	Pinnacle National Bank	Map: 094-01-0-
808 S 13th Street	150 3rd Avenue S. #900	Parcel: 187.00
Nashville, TN 37206	Nashville TN 37201	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135, based upon the information provided by all parties.

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, II, L.L.C., a Tennessee limited liability company,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Jennifer Lind**, unmarried, (The "Grantee"), her 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. 178, on the Plan of Payne, Blakemore & Cummings Addition to East Nashville of record in Book 57, page 70, said Register's Office, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelley Construction, II., L.L.C., a Tennessee limited liability company by warranty deed dated June 19, 2009 from William Michael Crocker, Terry Wayne Crocker, Rodger Dale Crocker and Louis Eugene Crocker of record in Instrument No. 20090622-0058008.

This is the same legal description as in previous deed of record.

This conveyance is subject to the following:

1. **2011 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Any and all matters appearing on the Plan of record in Book 57, page 70, said Register's Office.**

This is improved properties commonly known as **808 S. 13th Street, Nashville, TN 37206.**

[STATE OF TENNESSEE]
[COUNTY OF ~~WILLIAMSON~~ Davidson]

The actual consideration or value, whichever is greater for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me this 19th day of November, 2010.

Notary public:
My commission expires: 01/07/2013

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

And Grantor does covenant with the said Grantee 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 assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of November, 2010.

Kelley Construction, II, 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 on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Chief Manager**, of the within named **L.L.C.**, and that **HE** as such **Chief Manager** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **L.L.C.** by **himself as Chief Manager**.

WITNESS my hand and official seal at Nolensville, Tennessee, this 19th day of November, 2010.

Notary Public
My commission expires: 01/22/2011

My Commission Expires January 22, 2013