WARRANTY DEED

File No.: ALW-11-2912

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Kelleher and Hale P. Kelleher	Primary Residential Mortgage, Inc.	117-2-14.00
(NAME)	(NAME)	
2912 Woodlawn Drive	5115 Maryland Way, Ste 130 & 126	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **ADAM GRANT LAFEVOR AND WIFE, AMY LYNN WOOD**, herein after called the Grantors, have bargained and sold, and by these presents do transfer and conveyed unto, **DAVID C. KELLEHER AND WIFE, HALE P. KELLEHER**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 113 feet at the front and 83 feet at the rear, of Lot No. 4 of Block 1, of E.L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for said County. Said part of Lot No. 4 fronts 113 feet, on the Northwesterly side of Woodlawn Avenue, and extends back between lines, 200 feet, more or less, on the Northwesterly line and 170 feet on the Southwesterly line to a dead line in the rear, measuring 83 feet thereon.

Being the same property conveyed to Amy Malone and husband, Michael Malone by Warranty Deed from John W. Culclasure Sr. and James Covington as joint tenants with right of survivorship, dated August 19, 2004 of record in Instrument Number 20040826-0103445; to Amy Lynn Wood by Quitclaim Deed from Michael Malone, dated January 26, 2007, of record in Instrument Number 20070130-0012528; and to Adam Grant LaFevor and Amy Lynn Wood, by Quitclaim Deed from Amy Lynn Wood formerly known as Amy Wood Malone, dated May 8, 2008, of record in Instrument Number 20080521-0052384, in the Register's Office of Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2912 Woodlawn Drive, Nashville, TN 37215
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 our hand(s) this 1st day of April, 2011.

Adam Grant LaFevor

Amy Lynn Wood

BILL GARRETT, Davidson County
Trans:T20110019436 DEEDWARR
Recvd: 04/04/11 10:54 2 pgs
Fees:13.00 Taxes:1542.90
20110404-0025570

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Grant LaFevor and Amy Lynn Wood, the within named 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, this the 1st day of April, 2011.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171