Davidson County DEEDWARR Recvd: 04/27/11 09:34 3 pgs Fees:18.00 Taxes:592.00 **20110427-0032063**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00 Michelle Hulse Affiant Subscribed and sworn to before me, this 25th day of April, 2011. Leigh Anne Sailors Notary Public My commission expires: 8-10-14

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bryan C. Kelley	**Suntrust Mortgage, Inc.**	09511015900
2414 Springview Drive	**5205 Maryland Way, Ste 200**	
Nashville, TN 37214	**Nashville TN 37027**	

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 ACKNOWLEDGE, WE,

Hulse Construction, Inc.

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

Bryan C. Kelley

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

Land in Davidson County, Tennessee, being Lot 46, SECTION II, MERRY OAKS, as shown on plat of record in Plat Book 2133, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from HSBC Mortgage Services, Inc. to Hulse Construction, Inc., an Indiana General Corporation as recorded on the 21st day of September, 2010 in Instrument No. 20100921-0075004; Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee to HSBC Mortgage Services, Inc. as recorded on the 30th day of November, 2009 in Instrument No. 20091130-0108982 and Warranty Deed from Bobbie Lynn Jernigan, unmarried to Julio C. Quintanilla and Gladis E. Marroquin, both unmarried as recorded on the 4th day of February, 2002 in Instrument No. 20020204-0015297, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2414 Springview Drive, Nashville, TN 37214.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 my/our hand(s) this 25th day of April, 2011.

Brian M. Hulse - Director

Hulse Construction, Inc.
By:Brian M. Hulse, Director

Hulse Construction, Inc.
By: Tracy E. Hulse, Director

Tracy E. Hulse, Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Brian M. Hulse and Tracy E. Hulse, directors of Hulse Construction, Inc. , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/20/2013

