Prepared By & Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James Robert Grabe
1235 Bainbridge Dr
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Farmers Bank & Trust Co.
330 Mayfield Dr., C-6
Franklin, TN 37067

MAP 161-6
GROUP A
PARCEL 105.00co

BILL GARRETT, Davidson County
Trans:T20110034510 DEEDWARR
Recvd: 06/09/11 10:24 3 pgs
Fees:18.00 Taxes:651.20
20110609-0044168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gabriel C. Kelley and wife, Amy Beth Ray Kelley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James Robert Grabe and Janet Marie Grabe, husband and wife,** 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 Unit No. 105 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, and Restrictions and easements for Oakhill Townhomes, of record in Inst. No. 20080325-0030014, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Gabriel C. Kelley and wife, Amy Beth Ray Kelley by deed dated January 15, 2009 from Centex Homes, a Nevada general partnership of record in Instrument no. 20090123-0005819, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1235 Bainbridge Dr, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the 3rd day of **June, 2011.**

Gabriel C. Kelley

Amy Beth Ray Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gabriel C. Kelley and wife, Amy Beth Ray Kelley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of June, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$176,000~~.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of June, 2011.

NOTARY PUBLIC

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/4/2015