THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 508,000.00. Sherri Thrwell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July 2011 Priscilla C Urbanek Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110047880 DEEDWARR
Recvd: 08/05/11 10:20 2 pgs
Fees:13.00 Taxes:1879.60
20110805-0060330

RETURN TO
ROW CORP.
AVE.
7203

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RELM Realty LLC	New Owner	MAP 104-15
2016 Beechwood Avenue		PARCEL 425
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Dr. Ken M. Keller**

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

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 Lots Nos 1 and 2 on the plan of the subdivision of the estate of Daniel McIntyre, Sr., as of record in Plan Book 3, page 30, Chancery Court at Nashville and described by a survey of John H. Sullian, Civil engineer, dated September 4, 1973, as follows:

Beginning at a point in the easterly margin of 21st Avenue South, at south face of a rock wall, being the northwesterly corner of the above set out tract, thence 45 feet with said wall to a point, thence southerly 166.5 feet to an iron pin at the northerly margin of Beechwood Avenue; thence with said street westerly 109.64 feet to a point; thence on a curve 37.69 feet to a point in the easterly margin of 21st Avenue South; thence with said Avenue, northerly 165.44 feet to the point of beginning.

Being the same property conveyed to Dr. Ken M. Keller by deed from Ann O. Daniels and Susan O. Lentjes of record in Book 4747, page 903, Registers office for Davidson County, Tennessee, dated September 7, 1973.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Subject to all matters shown on the Plan of record in Plat Book 3, page 30, Chancery Court; (3) Restrictions of record in Book 1129, page 364, Registers office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Subject to Property Line Agreement and Agreement for License of record in Instrument No. 20110506-0034966, Registers office for Davidson County, Tennessee; (5) Subject to the matters on the survey by Jason F. Smith of Smith Land Surveying dated February 23, 2011 and revised June 28, 2011 which survey shows the following items: a 10' public utility easement along the northerly boundary of the subject property; a building setback line designated as 48' from the Beechwood Avenue (southerly) property line; Sidewalk and curb facilities along the westerly and southerly property lines; A brick/block wall encroachment located along the easterly boundary of the subject property; Transmission lines located in the northwestern corner of the property.

This is () UNIMPROVED

(X) IMPROVED property known as **2016 Beechwood Avenue, Nashville, TN 37212.**

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 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 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 hand(s) this the 26th day of July, 2011.

Dr. Ken M. Keller

Dr. Ken M. Keller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dr. Ken M. Keller** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of July, 2011.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of July, 2011.

My Commission expires: _____

Notary Public