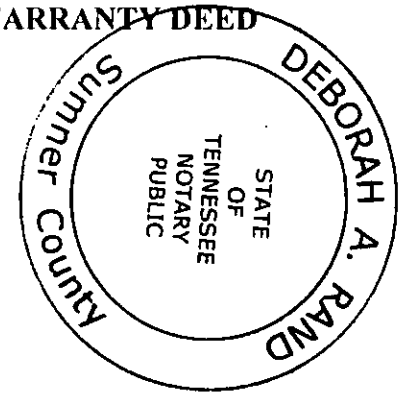
File No. 110638

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Patricia Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2011.

Deborah A Rand
Notary Public

MY COMMISSION EXPIRES: 12/28/13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim A. Kelly and Sherre L. Kelly, Trustees	Same as new owner	102 16 0 008.00
(NAME)	(NAME)	
510 West Hillwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Robert G. Nemer and Martha L. Nemer, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim A. Kelly and Sherre L. Kelly, Trustees, or their successors in trust, under the Timothy Aubrey Kelly Living Trust, dated November 8, 2001, and any amendments thereto, 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:

TRACT I:
Being Lot No. 138 on the Plan of Hillwood Estates, Section 8, as of record in Book 2133, page 123, Register's Office for Davidson County, Tennessee. Said Lot No. 138 fronts 200 feet on the northerly side of West Hillwood Drive and extends back between parallel lines 425 feet to a dead line.

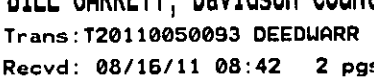
TRACT II:
Being a strip of land 50 feet wide lying between Lot No. 138 on the Plan of Hillwood Estates, Section 8, as of record in Book 2133, page 123, Register's Office for Davidson County, Tennessee, and Lot No. 176 on the Plan of Hillwood Estates, Section 9, part 2, as of record in Book 2331, page 28, Register's Office for Davidson County, Tennessee. Said strip of land fronts 50 feet on the northerly side of West Hillwood Drive and extends back between parallel lines 425 feet to a dead line.

Being the same property conveyed to Robert G. Nemer and Martha L. Nemer, husband and wife, by deed from Judy Wolcott Englert, a single person, dated April 30, 1992 and recorded on May 1, 1992 in Book 8616, page 330, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2743, page 331, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

BILL GARRETT, Davidson County
Trans:T20110050093 DEEDWARR
Recvd: 08/16/11 08:42 2 pgs
Fees:13.00 Taxes:3885.00



20110816-0062991

File No. 110638

unimproved ☐

This is improved ☒ property, known as 510 West Hillwood Drive, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (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 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 our hands this 12th day of August, 2011.

Robert G. Nemer

Martha L. Nemer

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 Robert G. Nemer and Martha L. Nemer, husband and wife, the 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 12th day of August, 2011.

Commission expires:

7-3-2012

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

Notary Public