THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30164-07-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Jarrod H. Kersey Affiant Subscribed and sworn to before me this 25th day of August, 2011. Notary Public My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Jarrod H. Kersey 537 Rivercrest Cove Nashville, TN 37214	**Send Tax Bills To:** Weichert Financial Services 225 Littleton Road Morris Plains, NJ	**Tax Information:** Map and Parcel No.: 085 140 A 01100 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Belli**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jarrod H. Kersey and wife, Amber R. Kersey** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 537 Rivercrest Cove, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of August, 2011.

Thomas A. Belli

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas A. Belli**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

BILL GARRETT, Davidson County
Trans:T20110053029 DEEDWARR
Recvd: 08/29/11 10:30 2 pgs
Fees:13.00 Taxes:810.30
20110829-0066504

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of First Revision, River Crest, of record in Plat Book 9700, pages 465 and 466, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas A. Belli, a single man, by deed dated August 30, 2005, from Frank M. Shea and wife, Nancy L. Shea, of record in Instrument No. 20050908-0108107, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been paid.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for River Crest, of record in Book 10578, page 683, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to River Crest Homeowners Association of record in Instrument No. 20090514-0044346, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of River Crest Property Owners Association of record in Instrument No. 19991207-0300665, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 465 and 466, Register's Office for Davidson County, Tennessee.