THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11080819**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Nancy Enoch Affiant Subscribed and sworn to before me, this26th day of August, 2011. Janice H. Collins Notary Public My Commission Expires: 9-8-13

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110053783 DEEDWARR
Recvd: 08/31/11 10:36 2 pgs
Fees:13.00 Taxes:851.00

20110831-0067446

WARRANTY DEED

Address New Owner: Patrick McMakin Jr. and Emily M. Hansen 405 Eatherly Drive Nashville TN 37220	Send Tax Bills To: ~~New Owner~~ Fidelity Bank d/b/a Fidelity BANK Mortgage 3 Corporate Square, Ste. 700 Atlanta, Georgia 30329	Tax Information: Tax Parcel ID No. 160-4-60.00

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, **Jonathan Paul Kelly, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick McMakin Jr. and Emily M. Hansen, both unmarried, as joint tenants with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1118, PLAN OF BRENTWOOD HALL, SECTION XI, as shown on plat of record in Plat Book 2331, Page 134, 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 to Jonathan Paul Kelly by Warranty Deed from Eric B. Albrecht and wife, Christy M. Albrecht, recorded on the 30th day of August, 1999 in Deed Book 11640, Page 167, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BRENTWOOD HALL, SECTION XI, as recorded in Plat Book 2331, Page(s) 134.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 405 Eatherly Drive Nashville TN 37220.

Sheri Kelly, wife of Jonathan Paul Kelly, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and

ats, setback lines, co
agreement

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 26th day of August, 2011.

Jonathan Paul Kelly

Jonathan Paul Kelly

Sheri Kelly

Sheri Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Paul Kelly and Sheri Kelly, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014