FileBox 8

WARRANTY DEED

FCR12-7231

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~164,000.00~~ 162,500

Lori A. Kelso
Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

MY COMMISSION EXPIRES:
March 3, 2015

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori A. Kelso	SAME	
7231 Westcott Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	142-10-018.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLIFFORD JAMES NUTTALL AND WIFE, ALICE R. NUTTALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LORI A. KELSO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Westward Winds of record in Plat Book 3700, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clifford James Nuttall, unmarried by Deed from Kevin J. Quinn and wife, Melody K. Quinn of record in Instrument No. 20030807-0112466, Register's Office for Davidson County, Tennessee, dated July 25, 2003.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 3700, page 32; Book 3944, page 377, Register's Office for Davidson County, Tennessee.

Alice R. Nuttall, wife of Clifford James Nuttall, joins in this conveyance for the sole purpose of conveying any martial interest she may have in the said property.

Mailing Address: 516 Westward Winds Drive, Nashville, TN 37221

unimproved ( )
This is improved (X) property, known as 7231 Westcott Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of April, 2012.

Clifford James Nuttall

Alice R. Nuttall

BILL GARRETT, Davidson County
Trans:T20120031605 DEEDWARR
Recvd: 05/01/12 09:09 2 pgs
Fees:13.00 Taxes:601.25

20120501-0037023

STATE OF Tennessee
COUNTY OF Davidson

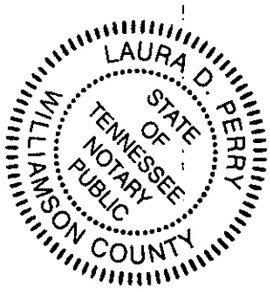
On this the 27th day of April, 2012, before me personally appeared Clifford James Nuttall and wife, Alice R. Nuttall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of April, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959