WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2012

Notary Public

MY COMMISSION EXPIRES: 1-4-16

(AFFIX SEAL)

JAMES A. SMITH ECHTER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY TN

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Clayton Kellum and Amanda Moore Kellum	FRANKLIN MARION MGMT.	MAP 145-10
(NAME) 5936 Robert E Lee Drive	(NAME) 501 CORPORATE CTR Dr #400	PAR 39
(ADDRESS) Nashville, TN37215	(ADDRESS) FRANKLIN TN 37067	
(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, WE, **Frank V. Neeley and wife, Janice G. Neeley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Clayton Kellum, and wife Amanda Moore Kellum,** 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 Lot No. 143 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, page 65 and 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Frank V. Neeley and wife, Janice G. Neeley by Warranty Deed of Donald E. Grentry, Trustee U/A Donald E. Gentry Revocable Living Trust and Katherine D. Gentry of record in Instrument No. 20010430-0043460, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 4016, pg 632, RODC, TN and All matters appearing on the Plan of record in Plat Book 3700, pages 65 & 66, said Register's Office.

This property, known as 5936 Robert E Lee Drive, Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20120034556 DEEDWARR
Recvd: 05/10/12 10:36 2 pgs
Fees:13.00 Taxes:1998.00
20120510-0040519

Witness my/our hand(s) this 4TH DAY OF MAY, 2012.

Frank V. Neeley

Janice G. Neeley

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank V. Neeley and wife, Jancie G. Neeley, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of May, 2012.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

