WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120036756 DEEDWARR
Recvd: 05/18/12 11:30 2 pgs
Fees:13.00 Taxes:2201.50
20120518-0043236

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BOX 44

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Dowsley	Pinnacle National Bank	10411029900
(NAME)	Stâ 900 (NAME)	
2532 Blair Blvd	150 3rd Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37201	
(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, I/WE, **Nicholas May**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Felix R. Dowsley III and Susan Douglas Kelley, as equal tenants in common**, 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. 135 on the Plan of Bransford Realty Company Subdivision of the Edgar Jones Home Place, as shown on plat of record in Plat Book 421, page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicholas May by Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2007-FA2, dated September 27, 2010 and filed on October 19, 2010 in Instrument Number 20101019-0083557, Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

Nicholas May and Nicholas W. May are one in the same.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2532 Blair Blvd, Nashville, TN 37212

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, has 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 **17th** day of **May, 2012**

Nicholas W. May by Kelly Callaghan as Attorney in Fact

Nicholas W. May by Kelly Callaghan as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of May, 2012, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Nicholas W. May, and who acknowledged that she executed the same as the free act and deed of the said Nicholas W. May, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument NO. 20120518004323 5 said Register's Office.

Witness my hand and official seal this 17th day of May, 2012.

NOTARY

My Commission Expires: 5/4/15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY