Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120054346 DEEDWARR
Recvd: 07/24/12 15:21 3 pgs
Fees:18.00 Taxes:1583.97
20120724-0065100

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
669615 6069-001084
Stephen Wallace

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP PARCEL NUMBERS 131-10-9
(NAME) Cory C. Kelley	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) 4608 Toddington Dr.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Florence Mouen Makoua and Frederic Mouen Makoua, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Cory C. Kelley and Katherine F. Kelley, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ The actual consideration or value whichever is greater, for this transfer is $ ~~428,100.00~~

Affiant _____

Subscribed and sworn to before me this the 20th day of July 2012.

Notary Public _____

My commission expires:

(Affix Seal)

EMBER DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

This is unimproved ( ), known as 4608 Toddington Drive, Nashville, TN 37215

improved

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 29th day of April, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

F. Mk

Florence Mouen Makoua

Frederic Mouen Makoua

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, JAMES A WAECHTER, a Notary Public in and for said County and State, Florence Mouen Makoua, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of April, 2011.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

(This area for official notarial seal)

Notary Public
My Commission Expires: 1-9-12

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, JAMES A. WAECHTER, a Notary Public in and for said County and State, Frederic Mouen Makoua, the within named bargainor MARRIED (fill in marital status), 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 29 day of April, 2011.

(This area for official notarial seal)

Notary Public
My Commission Expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Three, Seven Hills of record in Plat Book 2663, Page 89, 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 Florence Mouen Makoua, married by Warranty Deed dated June 12, 2008 from Gail M. Purcell, unmarried of record in Instrument No. 20080617-0062447, Register's Office for Davidson County, Tennessee.