STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2012.

Notary Public
MY COMMISSION EXPIRES: 8-2013
File No. 12-4812D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120055388 DEEDWARR
Recvd: 07/27/12 12:16 2 pgs
Fees:13.00 Taxes:591.63
20120727-0066432

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth A. McGuffin Kessens, married (NAME)	Wells Fargo Bank, N.A. (NAME)	062020B23400CO
4525 Hawthorn Drive (STREET ADDRESS)	101 North Phillips Avenue (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Sioux Falls, SD 57104 (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 HEREBYACKNOWLEDGED, WE, **Angeline M. Bain, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth A. McGuffin Kessens and Carrol David Kessens, wife and husband,** 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. 210 on the plan of ABBINGTON PARK, PHASE ONE, SECTION FIVE, A PLANNED UNIT DEVELOPMENT, as of record in Instrument No. 20060113-0005368, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Angeline M. Bain from Beezer Homes Corp, by Deed dated September 1, 2006, as Instrument No. 200609060109766, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 200302130020075 and Instrument Number 200602020012846, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowner's Association of record in Instrument Number 200303030027405, **Register's Office for Davidson County, Tennessee.**

3. Bylaws of record in Instrument Number 200303030027406, Register's Office for Davidson County, Tennessee.

4. Stormwater detention agreement as recorded in Instrument Number 200301090004246, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument Number 200404070039568, Instrument Number 200404150042646, Instrument Number 200502010011847, Instrument Number 200502010011848, and Instrument Number 200602020012845, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4525 Hawthorn Drive, Nashville, TN 37214.

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. 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 my/our hand(s) this 24th day of July, 2012.

Angeline M. Bain

Angeline M. Bain

July 24, 2012
Date

STATE OF Florida

COUNTY OF Citrus }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Angeline M. Bain, unmarried, the bargainor(s), with whom I am personally acquainted or proved 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 24th day of July, 2012.

My Commission Expires: March 6, 2016

Linda K Snow

Notary Public

LINDA K SNOW
MY COMMISSION # EE176712
EXPIRES March 06, 2016
(407) 398-0153 FloridaNotaryService.com

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066