WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-13-2015

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura K. Kelly	**F&M Bank**	161-13-B
(NAME)	(NAME)	(MAP)
501 Cozy Creek Lane	**P.O. Box 451**	501.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	**Clarksville, TN 37141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lester Gardner and wife Nancy Gardner, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Laura K. Kelly, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Unit 501, on the Plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131 and Instrumnet No. 20050822-0100021, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lester Gardner and wife, Nancy Gardner, by deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, of record in Instrument No. 20080310-0023732, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 501 Cozy Creek Lane, Nashville, Tennessee 37211

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:T20120055600 DEEDWARR
Recvd: 07/30/12 09:18 2 pgs
Fees:13.00 Taxes:747.40
20120730-0066685

Witness my/our hand(s) this 20th day of July, 2012.

Lester Gardner by Jennifer S Dunlap
Attorney in fact

Lester Gardner, by: Jennifer S. Dunlap
Attorney-in Fact

Nancy Gardner by Jennifer S Dunlap
Attorney in fact

Nancy Gardner, by Jennifer S. Dunlap,
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer S. Dunlap, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Lester Gardner and wife Nancy Gardner, the within named bargainors, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names, Lester Gardner and wife, Nancy Gardner, the bargainors, by the said, Jennifer S. Dunlap, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of July, 2012.

Notary Public

My Commission Expires: 7/8/2013

