Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy C. Kelly Danielle A. Kelly 485 Summit Oaks Drive Nashville, TN 37221	Fairway Independent Mortgage Corp 2445 Dawn Rd Suite 102 Madison WI 53704	128-16-B-19.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $337,000.00

Affiant

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Subscribed and sworn to before me, this the 6th day of September, 2012.

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Alexandre Naddell and wife, Cassie M. Naddell, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Timothy C. Kelly and Danielle A. Kelly, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 19, SUMMIT OAKS, PHASE TWO, a Planned Unit Development, as shown on plat of record in Instrument No. 20040112-0004661, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alexandre Naddell and wife, Cassie M. Naddell by Warranty Deed from French River Development Company, LLC, a Tennessee limited liability company, recorded on the 4th day of January, 2005 in Instrument No. 20050104-0000907, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **485 Summit Oaks Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20120067601 DEEDWARR
Recvd: 09/10/12 10:15 2 pgs
Fees:13.00 Taxes:1246.90
20120910-0081666

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **September, 2012.**

GRANTOR(S)

Alexandre Naddell

Cassie M. Naddell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Alexandre Naddell and Cassie M. Naddell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **6th** day of **September, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY