THIS INSTRUMENT PREPARED BY:
Cecilia West Spivy
Attorney at Law
111 West Commerce, Suite 201
Lewisburg, TN 37091
Based on information provided by the parties.

Map 118-13-0K-002-00CO

BILL GARRETT, Davidson County
Trans:T20120071893 DEEDWARR
Recvd: 09/24/12 14:56 2 pgs
Fees:13.00 Taxes:3052.50
20120924-0086691

WARRANTY DEED

FROM: SUSAN B. RECTOR, as Attorney-In-Fact for P. LARAY RECTOR, a married person

TO: ROM D. KELLIS, IV AND WIFE, CHELSEA H. KELLIS

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, SUSAN B. RECTOR, as Attorney-In-Fact for P. LARAY RECTOR, have this day bargained and sold, and do, by these presents, transfer and convey unto ROM D. KELLIS, IV AND WIFE, CHELSEA H. KELLIS, their heirs and assigns, all my right, title and interest in and to the following described realty located in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot No. 24 fronts 90 feet on a curve on the northerly margin of Alberta Court, said curve having a radius of 175 feet and a length of 172.77 feet. Said Lot No. 24 runs back on the westerly side in a northeasterly direction 224.28 feet to a point in the rear line of Lot No. 19; thence in an easterly direction 185 feet along the rear line of Lot Nos. 19 and 20; thence in a southerly direction 85 feet to a point; thence in a southwesterly direction 253.9 feet to the northerly margin of Alberta Court.

Now Known As

Land in Davidson County, Tennessee, being Unit B as established in the Declaration of Covenants, Conditions and Restrictions for Albert Court Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20111227-0100416, Register's Office for Davidson County, Tennessee.

Also known as 907 Albert Court, Nashville, TN 37027.

This being a portion of the same realty conveyed to P. Laray Rector by Warranty Deed of record as Instrument No. 20111214-0097392, Register's Office for Davidson County, Tennessee. No spouse or dependant of the undersigned has ever resided on said realty.

Reference is made to a Power of Attorney from P. Laray Rector to Susan B. Rector, of record as Instrument No. 20120829-0078222, Register's Office of Davidson County, Tennessee, for authority of the grantor to convey said real estate.

This property is conveyed subject to all matters shown on the Plat of Lipscomb Heights of record as Instrument No. 2083-61, Register's Office for Davidson County, Tennessee and subject to restrictive covenants for Albert Court Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20111227-0100416, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been prorated between the parties and paid. Possession of said property shall pass with the execution of this instrument.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, in fee-simple forever.

The Grantor COVENANTS, as Attorney-in-Fact for P. Laray Rector, that he is lawfully seized and possessed of the granted realty; that he has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that he will forever warrant and defend the title thereto unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS MY HAND this 7th day of September, 2012.

Susan B Rector

SUSAN B. RECTOR
as Attorney-In-Fact for
P. LARAY RECTOR

THIS INSTRUMENT SHOULD BE RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS SOON AS POSSIBLE AFTER HAVING BEEN SIGNED.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of September, 2012, before me personally appeared Susan B. Rector, as Attorney-In-Fact for P. Laray Rector, to me known to be the person described in, and who executed the foregoing and attached instrument, and who acknowledged that he executed the same as the free act and deed of said P. Laray Rector.

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

Cecilia West Spivy

Notary Public My Commission Expires: 3/30/15

CECILIA WEST SPIVY NOTARY PUBLIC AT LARGE MARSHALL COUNTY TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned makes oath that the actual value or consideration of this transfer is $825,000.00.

Affiant

Sworn to and subscribed before me this 7th day of September, 2012.

Cecilia West Spivy

Notary Public My Commission Expires: 3/30/15

CECILIA WEST SPIVY NOTARY PUBLIC AT LARGE MARSHALL COUNTY TN

TAXES WILL BE PAID BY:

First Farmers & Merchants Bank
816 South Garden Street
Columbia, TN 38401

OWNER'S NAME & ADDRESS:

Rom D. Kellis, IV et ux
907 Albert Court
Nashville, TN 37027