Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2012.

Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

05-1209-65748

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Kelley	F&M Bank	009-00-0-129.00
7731 Ridgewood Road	10 Cadillac Drive, Suite 100	
Goodlettsville TN 37072	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amy Suzanne Baldwin, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen Kelley, unmarried, hereinafter called the Grantees, their successors 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 Tract 2, on the Plan of Resubdivision of the Lee V. Armstrong et ux Property, of record in Book 4955, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Suzanne Baldwin, unmarried by deed from Janice F. Roberts Nichols, Teresa K. Nichols and Randel Wade Nichols, dated May 14, 2010, recorded May 20, 2010, of record in Instrument No. 20100520-0039139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7731 Ridgewood Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20120073604 DEEDWARR
Recvd: 09/28/12 14:48 2 pgs
Fees:13.00 Taxes:962.00
20120928-0088746

WITNESS my hand this 28th day of September, 2012.

Amy Suzanne Baldwin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Suzanne Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of September, 2012.

State of Tennessee at Large

My Commission expires 4/23/2014

