Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120083194 DEEDWARR
Recvd: 11/01/12 09:28 2 pgs
Fees:13.00 Taxes:329.30

20121101-0100300

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$89,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2012.

Notary Public

My commission expires: 1/6/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Kelley Properties, L.L.C.**	Send Tax Bills To: same as owner	Map-Parcel Numbers **map 061-06 Parcel 110.00**
P.O. Box 160449		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kercea T. Beckwith, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelley Properties, L.L.C., a Tennessee limited liability company

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 the northerly 50 feet of the westerly 200 feet of Lot No. 124 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Part of Lot 124 fronts 50 feet on the easterly margin of Edwards Avenue and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Kercea T. Beckwith, a single person, by Deed dated July 29, 2010, from Laurie D. Steen, Wendy R. Steen and Timothy D. Page, as the only heirs-at-law of Sandra D. Flesher, deceased, of record in Instrument No. 20100802-0060341, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Kercea Beckwith, pursuant to a Power of Attorney executed by same on the 9th day of October, 2012, of record in Instrument No. 20121101-0100299 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **4214 Edwards Avenue, Nashville, TN 37216**

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 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.

Witness my/our hand(s) this **31st** day of **October, 2012.**

Kercea T. Beckwith by Allen Huggins, Attorney-in-Fact

Kercea T. Beckwith by Allen Huggins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Kercea Beckwith**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kercea Beckwith**, for the purpose therein contained, by signing the name of **Kercea Beckwith**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2012.**

Diana Aubin

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.