After recording return to:

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20120087689 DEEDWARR
Recvd: 11/16/12 10:15 2 pgs
Fees:13.00 Taxes:264.55
20121116-0105816

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $71,500.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 8th day of November, 2012.

Paige B. Mayerick
Notary Public
My commission expires: 11/22/14

04-1209-54463

Address of New Owner:	Send Tax Bills to:	Tax Information
Chatiqua Monique Booker	Pinnacle Bank	149-02-0-A-076.00CO
816 Bayswater Place	150 3rd Avenue South, Suite 900	
Antioch TN 37013	Nashville, TN. 37201	

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, Debra Kelley unmarried Amber Christine Kelley unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chatiqua Monique Booker, 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 Lot No. 106, on the Plan of Phase I, Piccadilly Square, of record in Book 5200, Pages 720-722, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward W. Kelley and wife, Debra Kelley by deed from Stephen L. McPherson, unmarried, dated October 7, 1987, recorded October 8, 1987, of record in Book 7374, Page 910, Register's Office for Davidson County, Tennessee. The said Edward W. Kelley and wife, Debra Kelley having since divorced on January 27, 1995. Final Decree of Divorce filed in the Office of the Davidson County Circuit Court Clerk, Docket No. 94D-1718. The said Edward W. Kelley having since died on December 8, 2008, intestate leaving Amber Christine Kelley his sole surviving heir as evidenced by Affidavit of Heirship recorded at Record Book ////, Page ///** in the Register's Office for Davidson County, Tennessee. ** Instrument Number 20121116-0105815

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 816 Bayswater Place, Antioch, TN 37013

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.

WITNESS my hand this 8th day of November, 2012.

Debra Kelley

Amber Christine Kelley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 8th day of November, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

