Davidson County DEEDWARR
Recvd: 12/10/12 11:31 2 pgs
Fees:13.00 Taxes:469.90
20121210-0113480

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Boulevard - Suite 212
Nashville, TN 38214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of December, 2012, by and between Jacqueline S Kellow, unmarried, party of the first part, and Solomon C Westbrook Jr. and Daisy M Westbrook, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No.114, Sequoia Valley Subdivision, Section 3, as of record in Book 4460, Page 83, Register's Office for said county, and being more particularly described as follows:

Lot No.114: Beginning at an iron pin in the southerly margin of the cul-de-sac curve of Quanto Court which is the common corner of Lots No. 114 and 115; thence south 29 degrees 21 minutes east 150' to a concrete monument; thence south 15 degrees 39 minutes west 58.5' to an iron pin; thence north 78 degrees 55 minutes west 83.7' to a concrete monument; thence north 29 degrees 21 minutes west 137' to an iron pin in the southerly margin of Quanto Court; thence with said margin of said Court north 60 degrees 39 minutes east 105' to the point of beginning.

Being all or part of the same property conveyed to B Frank Kellow, Jr and Jacqueline S. Kellow, by virtue of that certain Warranty Deed dated May 30, 1972, at Book 4606, Page 814 in the Register's Office of Davidson County, Tennessee. B Frank Kellow Jr died on March 10, 1993 leaving Jacqueline S Kellow as the remaining tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jacqueline S. Kellow

Jacqueline S Kellow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jacqueline S Kellow, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of December, 2012.

Memorie White

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Solomon C Westbrook Jr

405 Quanto Court
Madison, TN 37115

Tax Parcel No 05305002400

Property Address: 405 Quanto Court
Madison, TN 37115

MAIL TAX BILLS TO: First Community Mortgage

275 Robert Rose Drive
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $127,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Solomon C Westbrook Jr
AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of December, 2012.

Memorie White
Notary Public

My Commission Expires: 1-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen
Notary's Signature

My Commission Expires: 11-4-13

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY