NEW PROPERTY OWNER IS AND
SEND TAX BILLS TO:
Nellie B. Fontanella Living Trust
Attn: Beverly J. Satterfield, Trustee
106 Sheffield Court
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

BILL GARRETT, Davidson County
Trans:T20120095318 DEEDWARR
Recvd: 12/13/12 09:01 3 pgs
Fees:17.00 Taxes:0.00
20121213-0114759

MAP and PARCEL 26-6-98

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **BEVERLY J. SATTERFIELD, Individually and as Trustee of the Nellie B. Fontanella Living Trust,** have this day bargained and sold and by these presents do hereby transfer and convey unto **PHILIP C. KELLY, TRUSTEE,** with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary therein, his successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot No. 279 on the plan of WINDSOR GREEN, PHASE II, as shown by plat of record in Plat Book 6900, Page 549, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Beverly J. Satterfield, Trustee of the Nellie B. Fontanella Living Trust, dated October 22, 2012 and filed for record as Instrument #2012029-0098800, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said PHILIP C. KELLY, TRUSTEE, with full power to sell, mortgage, or otherwise encumber without the joinder of any beneficiary therein, his successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered EXCEPT for 2012 real estate taxes, applicable zoning and building regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said PHILIP C. KELLY, TRUSTEE, with full power to sell, mortgage or otherwise encumber without

the joinder of any beneficiary therein, his successors and assigns, against the lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

AND NOW, I, PHILIP C. KELLY, TRUSTEE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, do hereby transfer and convey unto **BEVERLY J. SATTERFIELD, TRUSTEE OF THE NELLIE B. FONTANELLA LIVING TRUST,** her successors and/or assigns, the hereinabove described lot or parcel of land, reference to which is hereby made for a more complete description of said property.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said BEVERLY J. SATTERFIELD, TRUSTEE OF THE NELLIE B. FONTANELLA LIVING TRUST, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2012 real estate taxes, applicable building and zoning regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said BEVERLY J. SATTERFIELD, TRUSTEE OF THE NELLIE B. FONTANELLA LIVING TRUST, her successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 4th day of December, 2012.

BEVERLY J. SATTERFIELD,
Individually and as TRUSTEE
OF THE NELLIE B. FONTANELLA
LIVING TRUST

PHILIP C. KELLY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BEVERLY J. SATTERFIELD, Individually and as TRUSTEE OF THE NELLIE B. FONTANELLA LIVING TRUST,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 4th day of December, 2012.

Kelly Nicole Stagg
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/14

KELLY NICOLE STAGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILIP C. KELLY, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 4th day of December, 2012.

Kelly Nicole Stagg
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/14

KELLY NICOLE STAGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kelly
AFFIANT

SUBSCRIBED and sworn to before me, this the 4th day of December, 2012.

Kelly Nicole Stagg
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/14

KELLY NICOLE STAGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER