WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120096399 DEEDWARR
Recvd: 12/17/12 15:13 2 pgs
Fees:13.00 Taxes:641.95

20121217-0116179

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$173,500.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2012.

Notary Public

My commission expires: 01/07/2013
(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:	Send Tax Bills To:	Map-Parcel Numbers
Jim Conner Tolley	Suntrust Mortgage, Inc.	**Map 118-03-0, Parcel 116.00**
2733 Rosedale Place	1001 Semmes Avenue	
Nashville, TN 37211	Richmond, VA 23224	

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,

Leta Frances McKelvey

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

Jim Conner Tolley, unmarried

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 Lot No. 17 on the Plan of Rosedale Place, Phase Two, of record in Plat Book 11190, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Charles McKelvey by Deed dated August 26, 2008, from Linda Dew Hobbs and husband, David Hobs, Donald James Dew and wife, Myra Dew, and Betsy Delzell and husband Barry Delzell of record in Instrument No. 20080905-0091197, Register's Office for Davidson County, Tennessee. Charles McKelvey died January 16, 2010. The said property was devised to Leta Frances Grubb McKelvey by the Last Will and Testament of Charles Franklin McKelvey, of record in Case No. 10P-144, Probate Court of Davidson County and of record in Instrument No. 20121102-0101330, Register's Office for Davidson County, Tennessee.

Charles McKelvey being one and the same person as Charles Franklin McKelvey.

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 paid by the Grantor(s) herein.

This is improved (_X__) Unimproved (____) property, known as **2733 Rosedale Place, Nashville, TN 37211**

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 **10th** day of **December, 2012.**

Leta Frances McKelvey
Leta Frances McKelvey

a/k/a Leta Frances Grubb McKelvey

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Leta Frances McKelvey,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2012.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-9-13