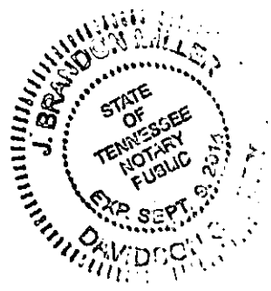
BILL GARRETT, Davidson County
Trans:T20130001208 DEEDWARR
Recvd: 01/04/13 14:25 2 pgs
Fees:13.00 Taxes:555.00
20130104-0001421

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of January, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Treemont Properties II, LLC	New Owner	94-05-123 94-05-124
836 Treemont Ct.		94-05-125 94-05-126
Nashville, TN 37220		94-05-127

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLEY PROPERTIES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TREEMONT PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Nos. 1, 2, 3, 4 and 5 on the Plan of Resubdivision of Part of Lot 86, Map of Haynie's Central Park Plan of record in Instrument Number 20121228-0120024, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelley Properties, L.L.C., a Tennessee limited liability company by Quitclaim Deed from Kelley Construction, L.L.C., a Tennessee limited liability company of record in Instrument Number 20111019-0081406, Register's Office for Davidson County, Tennessee, dated October 17, 2011, recorded October 19, 2011.

Being the same property conveyed to Kelley Construction, L.L.C., a Tennessee Limited Liability Company by Deed from Janet McRae and Michele David of record in Instrument Number 20070515-0058330, Register's Office for Davidson County, Tennessee, dated May 11, 2007, recorded May 15, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 1007 (11th), 110 S. 11th St. & Ozark, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of January, 2013.

Kelley Properties, L.L.C., a Tennessee Limited Liability Company

By:_____
Name: Kenneth A. Kelley
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth A. Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Kelley Properties, L.L.C., a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of January, 2013.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

