Return TO:
Lakeside Title & Escrow
833A Wren Road
Goodlettsville, TN 37072

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20130010723 DEEDWARR
Recvd: 02/07/13 14:16 3 pgs
Fees:18.00 Taxes:606.80
20130207-0012907

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Marjorie G. Callahan 2414 Springview Drive Nashville, TN 37214	same	095-11-0-159.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bryan C. Kelley**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Marjorie G. Callahan**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
>
> Being Lot No. 46 on the Plan of Merry Oaks, Section 2, of record in Plat Book 2133, page 8, 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 Bryan C. Kelley by deed from Hulse Construction, Inc., of record in Instrument No. 20110427-0032063, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2013 are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Plat Book 2133, page 8, said Register's Office.
3. Subject to any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

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, her heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This improved property is known as: 2414 Springview Drive, Nashville, TN 37214.

WITNESS MY HAND this _____ day of January, 2013, in Franklin, Tennessee.

Bryan C Kelley
BRYAN C. KELLEY

By: Lauren Evans Sullivan
Lauren Evans Sullivan, Atty-in-Fact

Power of Attorney of record in Instrument No. _____, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Lauren Evans Sullivan, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Bryan C. Kelley, and further acknowledged that she executed same as the free act and deed of Bryan C. Kelley.

Witness my hand this 25th day of January, 2013.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

My Commission Expires: 7/6/15

21617.2013/ml
Kelley to Callahan Warranty Deed.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Lauren Evans Sullivan, being first duly sworn and having executed the above instrument as attorney-in-fact for Bryan C. Kelley, the principal, pursuant to a power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 25th day of January, 2013.

Lauren Evans Sullivan
LAUREN EVANS SULLIVAN

Sworn to and subscribed before me this 25th day of January, 2013.

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

NOTARY PUBLIC

My Commission Expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $164,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 25th day of January, 2013, in Goodlettsville Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-26-16

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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