THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***1,125,000.00.

Affiant

Subscribed and sworn to before me this 26 day of February, 2013.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20130016835 DEEDWARR
Recvd: 02/28/13 15:17 2 pgs
Fees:13.00 Taxes:4162.50
20130228-0020279

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
George M. Miller, II 205 Bowling Avenue Nashville, Tennessee 37205	New Owner	MAP 104-09-0 PARCEL 238.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million One Hundred Twenty Five Thousand and 00/100 Dollars ($***1,125,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Joseph A. Kelly and Sammie LeAnn Kelly, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto George M. Miller, II and Dana R. Miller, husband and wife, (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:

BEING the southerly 75.0 feet of Lot No. 1 and the northerly 25.0 feet of Lot No. 2 Block "J" on the Plan of The Whitland Realty Company's Subdivision of record in Plat Book 332, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID parts of said lots adjoin and front together 100.00 feet on the westerly margin of Bowling Avenue (formerly Whitland Avenue) and extend back between parallel lines 180.0 feet to a dead line.

BEING the same property conveyed to Joseph A. Kelly and wife, Sammie LeAnn Kelly, by Warranty Deed dated July 29, 2005, from Edwin B. Peel, Jr. and wife, Cinthia T. Peel of record as Instrument No. 20050804-0091734 in the , Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Bowling Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Whitland Realty Company's Subdivision of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 25 day of February, 2013.

Joseph A. Kelly

Sammie LeAnn Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Kelly and Sammie LeAnn Kelly, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of February, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY