Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0025HV

STATE OF TENNESSEE
COUNTY OF SUMNER

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

James Joseph Bracey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2013.

Notary Public
Commission Expires: 4/23/2014

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Joseph Bracey 1830 Apple Valley Circle Nashville, TN 37207	Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	050.03-0B-201.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John L. Thompson and Kelly D. Kelly, individually and as Co-Administrators for the Estate of John L. Kelly, Jr., deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Joseph Bracey and wife, Nicole Alisha Bracey

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. 114 on the Amended Plan of Mulberry Downs, Phase 1B of record in Book 7900, Page 818, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John L. Kelly, Jr., an unmarried person by deed from Lee Johnson, an unmarried person, dated March 6, 2000, filed for record April 5, 2000 in Instrument No. 200004050034518, Register's Office for Davidson County, Tennessee. John L. Kelly, Jr. having since died December 30, 3012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1830 Apple Valley Circle, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20130020513 DEEDWARR
Recvd: 03/13/13 13:39 3 pgs
Fees:18.00 Taxes:510.60
20130313-0025037

Dated this the 07 day of March, 2013.

Kelly D. Kelly

Kelly D. Kelly, individually and as Co-Administrator of
The Estate of John L. Kelly, Jr.

STATE OF NEW JERSEY
COUNTY OF BERGEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelly D. Kelly, individually and as Co-Administrator for the Estate of John L. Kelly, Jr., deceased** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 127 Main Street, Hackensack, NJ this 08 day of March, 2013.

Nancy Hernandez
Notary Public

My Commission Expires: 09/07/2018 NANCY HERNANDEZ.

NANCY J HERNANDEZ
Notary Public
State of New Jersey
My Commission Expires Sep 7, 2015

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of March, 2013.

John L. Thompson, individually and as Co-Administrator of
The Estate of John L. Kelly, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John L. Thompson, individually and as Co-Administrator for the Estate of John L. Kelly, Jr., deceased** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee this 8th day of March, 2013.

Notary Public

My Commission Expires: 4/23/2014

(Notary Seal)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014