BILL GARRETT, Davidson County
Trans:T20130025271 DEEDWARR
Recvd: 03/28/13 13:02 2 pgs
Fees:13.00 Taxes:840.27

20130328-0030678

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $227,100.00

Affiant

Subscribed and sworn to before me, this 27th day of March 2013.

Notary Public
My commission expires: 09/23/2014

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

Address of New Owner:	Send Tax Bills to:	Tax Information
John P. Kelsey	Bank of America	14105OA050.00
1017 Nunnery Lane	2018 Powers Ferry Rd, Ste 700	
Nashville, TN 37221	Atlanta, GA 30339	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lee G. Bridges and wife, Elizabeth M. Latty,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John P. Kelsey and wife, Heather L. Kelsey,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Avondale Park, Phase 1, Section 1A of record in Instrument No. 20080226-0018937 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lee G. Bridges and Elizabeth M. Latty, husband and wife, by Special Warranty Deed from NVR, Inc ., a Virginia Corporation T/A Fox Ridge Homes, dated April 19, 2011 and recorded in Instrument No. 20110421-0030783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1017 Nunnery Lane, Nashville, TN 37221

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 18th day of March, 2013.

Lee G. Bridges

Elizabeth M. Latty

STATE OF Oregon
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lee G. Bridges**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee,~~ this the 18 day of March, 2013.

Notary Public

My Commission expires: Dec 19, 2015

OFFICIAL SEAL
WILLIAM C BROWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 464327
MY COMMISSION EXPIRES DECEMBER 19, 2015

STATE OF Oregon
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth M. Latty**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal ~~at Franklin~~, ~~Tennessee~~, this the 18th day of March, 2013.

Notary Public

My Commission expires: Dec 19, 2015

FILE NO: 2013022425

OFFICIAL SEAL
WILLIAM C BROWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 464327
MY COMMISSION EXPIRES DECEMBER 19, 2015