Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May 2013.

Notary Public
My commission expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan K. Kelly		126150A079 00C
7940 Boone Trace		126150A079
Nashville TN 37221-0000		

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 Christopher B. Guthrie, a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ryan K. Kelly, a married man 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:

Being Lot No. 98 on the Plan of Boone Trace Section Two of record in Book 9700 Page 316 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher B. Guthrie by deed from Darin Scott Adams and wife Amy Hopkins Adams of record in Instrument No. 20020617-0073044 Register's Office for Davidson County, Tennessee and dated June 17, 2012.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Section Two Boone Trace of record in Book 9700 Page 316 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7265 Page 657 and amended in Book 93142 Page 312; Book 9735 Page 931; Book 10031 Page 813; Book 10306 Page 817; Book 11455 Page 443; Instrument No. 20001211-0121618; 20010717-0075902; 20011119-0126832 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Boone Trace Homeowner's Association of record in Book 9607 Page 534 5) Easement for Overhead Line of record in Book 8993 Page 62 6) Right of way Easement for benefit of Viacom of record in Book 9655 Page 420 7) Ingress & Egress Easement for spring of record in Book 3462 Page 5446 Page 47 8) Easement for benefit of Bell South Telecommunications of record in book 756 Page 142

This property is improved property known as 7940 Boone Trace, Nashville, Tennessee 37221-0000

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.

BILL GARRETT, Davidson County
Trans:T20130043003 DEEDWARR
Recvd: 05/22/13 15:39 2 pgs
Fees:13.00 Taxes:666.00
20130522-0051984

WITNESS my hand this 20th day of May, 2013.

Christopher B. Guthrie

Christopher B. Guthrie

Rachel K. Guthrie, by Christopher B. Guthrie Atty in fact

Rachel K. Guthrie, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher B. Guthrie , 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 Brentwood, Tennessee, this 20th day of May, 2013.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of May, 2013 before me personally appeared Christopher B. Guthrie 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 Rachel K. Guthrie acknowledged that such person executed the same as the free act and deed of Rachel K. Guthrie.

Notary Public

My Commission expires 2/23/15

FILE NO: 07663