BILL GARRETT, Davidson County
Trans:T20130046597 DEEDWARR
Recvd: 06/04/13 15:05 3 pgs
Fees:17.00 Taxes:0.00
20130604-0056568

THIS DOCUMENT PREPARED BY JEFFREY MOBLEY Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
William A. Kelly and Christopher Pridemore Kelly, Trustees 109 Gun Club Road Nashville, TN 37205	SAME	116 13 0 044.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William A. Kelly**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William A. Kelly and/or Christopher Pridemore, Trustees of The William A. Kelly Living Trust, established by the Revocable Trust Agreement of William A. Kelly dated March 27, 2013**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real

property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of May, 2013.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY JANET R. [illegible]

William A. Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Kelly, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of May, 2013.

My Commission Expires: 04-27-15

Janet R. Grove
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 357 on the Map of Hillwood Estates Subdivision, Section 14, as of record in Book 2900, page 36, Register's Office for said County.

Said Lot No. 357 fronts 175.0 feet on the southeasterly margin of Gun Club Road and extends back 224.6 feet on the northwest line and 215 feet on the southeast line to a dead line, measuring 175.0 feet thereon.

Being the same property conveyed to William A. Kelly and wife, Jane P. Kelly, by warranty deed from H. G. Hill Realty Company, as of record in Book 2995, page 114, said Register's Office.

Jane P. Kelly died on July 24, 2012.

This is improved property known as109 Gun Club Road, Nashville, Tennessee 37205.