BILL GARRETT, Davidson County
Trans:T20130051384 DEEDWARR
Recvd: 06/18/13 15:08 2 pgs
Fees:13.00 Taxes:592.00

20130618-0062363

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2013.

Anthony N. Greco

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Klay Thomas Kelley and Taylor Payne Kelley<br>218 Brattlesboro Place<br>Nashville, TN 37204 | new owner | Map 132-09-0-B<br>Parcel 214.00CO |

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, we,

**Angela Dawn Carter, James Michael Seal and Daniel Hannafin,**
**Devisees under the Last Will and Testament of Lucille Marie Seal**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Klay Thomas Kelley and wife, Taylor Payne Kelley**

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 Unit No. 214, together with the appurtenant interest in the common elements of Brattlesboro Place, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6313, page 496, Register's Office for Davidson County,Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of Brattlesboro Place of record in Plat Book 5200, page 731, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Seal and wife, Lucille M. Seal, by Deed from Scot Dean MacBean and Susan Ditting Kimmel, Devisees under the Last Will and Testament of Annette C. MacBean, Deceased, dated January 29, 1993 of record in Book 8856, Page 291, Register's Office for Davidson County, Tennessee. The said William Seal died in December, 1996, vesting title in Lucille M. Seal as surviving tenant-by-the-entirety. Lucille Marie Seal died January 3, 2013 leaving a Last Will and Testament devising said property to Angela Dawn Carter, James Michael Seal and Daniel Hannafin; said Will has been admitted to Probate Court for Davidson County, Tennessee, Docket #13-P-462. Lucille M. Seal and Lucille Marie Seal are one and the same.

This instrument is being executed pursuant to a Power of Attorney being recorded simultaneously herewith of record in Instrument Number 20130618-0062361 & 20130618-0062362, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, page 731, and Site Plan attached as Exhibit "B" to Master Deed of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Condominiums, of record in Book 6313, Page 496, Charter of record in Book 6788, Page 626, Amended Charter of record in Book 7866, page 378 and Book 8349, page 576, Register's Office for Davidson County, Tennessee, and any By-Laws appended thereto of record in Book 6313, Page 532, said Register's Office, including liens for assessments as provided therein, easements and restrictions as contained therein, all of record in said Register's Office
4) Any and all restrictions, conditions, and easements of record, Register's Office for Davidson County, Tennessee.

**This is improved property known as: 218 Brattlesboro Place, Nashville, TN 37204**

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 do 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 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(s) this 14th day of June, 2013.

Angela Dawn Carter

James Michael Seal by Angela Dawn Carter, Attorney in fact

James Michael Seal by Angela Dawn Carter,
Attorney in Fact

Daniel Hannafin by Angela Dawn Carter, Attorney in fact

Daniel Hannafin by Angela Dawn Carter,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Angela Dawn Carter, with whom I am personally acquainted, (or who 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, at office, this 14th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

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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 Angela Dawn Carter, Attorney-in-Fact for James Michael Seal, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf James Michael Seal for the purposes therein contained.

WITNESS my hand and official seal this 14th day of June, 2013

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

**********

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 Angela Dawn Carter, Attorney-in-Fact for Daniel Hannafin, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf James Michael Seal for the purposes therein contained.

WITNESS my hand and official seal this 14th day of June, 2013

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES NOVEMBER 4, 2013

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PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076