THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060173** BILL GARRETT, Davidson County Trans:T20130055196 DEEDWARR Recvd: 06/28/13 14:47 2 pgs Fees:13.00 Taxes:925.00 20130628-0066991	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2013. DEBORAH N. BERRIE NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE Notary Public My Commission Expires: 9/8/2013

WARRANTY DEED

Address New Owner: Jason Bynum and Shai Bynum 1007 Percy Warner Blvd Nashville TN 37205	Send Tax Bills To: Sumner Bank + Trust 240 West Broadway Gallatin, TN 37066	Tax Information: Tax Parcel ID No. 129-12-0 059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brent Keally, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Bynum and Shai Bynum, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 262, SECTION 1, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Pages 12-14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brent Keally by Warranty Deed from Jason Hill and Sunny Hill, tenants in common with right of survivorship, recorded on the 20th day of September, 2004 in Instrument No. 20040920-0112506, in the Register's Office of Davidson County, Tennessee.

Lacey Keally, wife of Brent Keally, hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12-14.

This is improved property located at 1007 Percy Warner Blvd Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2013.

Brent Keally

Lacey Keally

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brent Keally and Lacey Keally, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2013.

Notary Public

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015

My Commission Expires: _____