Davidson County DEEDWARR
Recvd: 07/08/13 13:27 3 pgs
Fees:18.00 Taxes:555.00
20130708-0070290

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of July, 2013, by and between Russell R Kelly, unmarried, party of the first part, and Oskar & Company Properties, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of E. I. Dupont Denemours Company's S/D, Section A, Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Russell R. Kelly and Debra J. Swisher by virtue of that certain Warranty Deed dated June 23, 2000, at Instrument No. 20000627-0063891, Quit Claim Deed Book 10912, Page 836 and Affidavit at Instrument No. 20061109-0139458 in the Register's Office of Davidson County, Tennessee. Being conveyed to Russell R Kelly by Quit Claim Deed dated June 30th 2013 of record at Instrument No. 20130708-0070289 in said Registers office, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Russell R Kelly

STATE OF Montana
COUNTY OF Flathead

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Russell R Kelly, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~office~~ this 1st day of July, 2013.

Notary Public

My Commission Expires: X

TARA LONG
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, Montana
My Commission Expires
October 03, 2015

Property Owner & Address: Oskar & Company Properties, LLC

804 Clarke Street
Old Hickory, TN 37138

Tax Parcel No 04415020100

Property Address: 804 Clarke Street
Old Hickory, TN 37138

MAIL TAX
BILLS TO: Oskar & Company Properties, LLC
418 Barbara Drive
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of July, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires JUNE 21, 2018