Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF INDIANA
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2013

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DAVID KELLS AND LUCY KELLS	Franklin Synergy Bank	061-07-0-134.00
(NAME)	(NAME)	
1053 Gwynn Drive	256 Seaboard Lane, G-104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Cankles, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID KELLS AND LUCY KELLS, HUSBAND AND WIFE, 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 Lot No. 20 of Block "D" on the plan of Broadmoor, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 65 feet on the northerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Cankles, LLC, by deed of record in Instrument Number 20110714-0053875, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Broadmoor of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all other matters shown on plat of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1053 Gwynn Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20130061764 DEEDWARR
Recvd: 07/19/13 11:49 2 pgs
Fees:13.00 Taxes:592.00
20130719-0074976

Witness my hand this 12th day of July, 2013.

Cankles, LLC

Jeremy J. Clarke

By: Jeremy J. Clarke, Sole Member

Sole Member

STATE OF INDIANA
COUNTY OF VIGO

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeremy J. Clarke with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of Cankles, LLC and that he/she as such Cankles, LLC executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Terre Haute, IN, Indiana this 12th day of July, 2013.

Commission expires:
2-19-2015

Joyce Strange
Notary Public
Joyce Strange
Resident of Clay Co, Indiana