THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-2108

BILL GARRETT, Davidson County
Trans:T20130069574 DEEDWARR
Recvd: 08/13/13 12:04 2 pgs
Fees:13.00 Taxes:518.00
20130813-0084919

Property Address:
2428 Kimberly Drive, Nashville, TN 37214
07307001900

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jane E. Keith**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Allison Joan Wells, unmarried woman**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Sunset View, Section Six, of record in Book 2900, Pages 54-55, Register's Office of said County, to which reference is hereby made for a more particular description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Charles W. Davidson and wife, Ethel Davidson, dated August 3, 1998, and recorded August 10, 1998, in the Register of Deeds for the County of Davidson, in Book 11058, at Page 365.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Williamson

The actual value or consideration whichever is greater is $140,000.00

Subscribed and sworn before me this 9th day of August, 2013.

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Allison Joan Wells
Affiant

Notary Public
MCE 9/8/13

WITNESS Grantor's hand this 9th day of August, 2013.

Jane E. Keith {Seal}
Jane E. Keith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of August, 2013, before me the undersigned officer, personally appeared Jane E. Keith, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 9/5/13

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC

Grantor's Name:
Jane E. Keith

Grantee's Name:
Allison Joan Wells
2428 Kimberly Drive
Nashville, TN 37214

SEND TAX STATEMENTS TO THE GRANTEE.