Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

G-AVE-13-21

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

M. J. Nark
Affiant

Subscribed and sworn to before me, this 9th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5.3.14
(AFFIX SEAL)

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Elizabeth J. Barnes	Franklin Agners Bank (NAME)	
21 Vaughns Gap Road, #86 (ADDRESS)	3301 Aspen Grove Dr (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	129-15-A-86.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMANDA RINGENBERG KELLY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH J. BARNES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 86, OF BELLE MEADE HIGHLANDS CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 7091, PAGE 302, AMENDED AT INSTRUMENT NO. 20080424-0042111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BELLE MEADE HIGHLANDS CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO AMANDA RINGENBERG, AN UNMARRIED WOMAN BY WARRANTY DEED FROM DENISE ROBERTS, AN UNMARRIED WOMAN, RECORDED ON THE 1ST DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061201-0148621, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AMANDA RINGENBERG, HAVING SINCE MARRIED IS NOW KNOWN AS AMANDA RINGENBERG KELLY. HER SPOUSE, ANDY KELLY JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL INTEREST IN AND TO SAID PROPERTY. AMANDA RINGENBERG KELLY AND AMY KELLY ARE ONE IN THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20071025-0126213; BOOK 7102, PAGE 223; BOOK 7091, PAGE 302, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NO. 20080424-0042111; BOOK 4816, PAGE 427 AND BOOK 4881, PAGE 710; BOOK 11000, PAGE 273, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road #86, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20130081328 DEEDWARR
Recvd: 09/19/13 13:24 2 pgs
Fees:13.00 Taxes:381.10
20130919-0098853

Witness my/our hand(s) this 9th day of September, 2013.

Amanda Ringenberg Kelly

Andy Kelly by Amanda Ringenberg Kelly, Attorney in Fact

Andy Kelly by Amanda Ringenberg Kelly,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

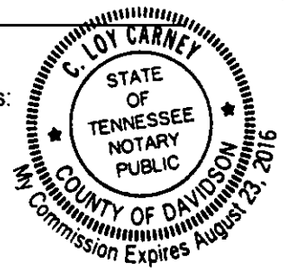
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA RINGENBERG KELLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2013.

Notary Public

My Commission Expires:

(SEAL)



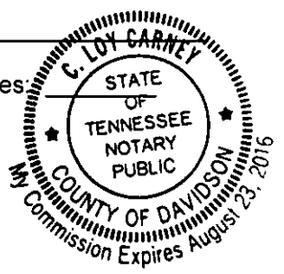
STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared AMANDA RINGENBERG KELLY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDY KELLY and who acknowledged he/she/they executed the same as the free act and deed of the said ANDY KELLY.

Witness my hand and official seal, this the 9th day of September, 2013.

Notary Public
My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903