RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130087369 DEEDWARR
Recvd: 10/09/13 10:20 2 pgs
Fees:13.00 Taxes:1174.38

20131009-0106008

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$317,400.00~~ 317,400.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: June 21, 2016

(AFFIX SEAL)

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

R-VRES-13-2105

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
Michael L. Badino	Citibank, N.A.	
2105 Carter Avenue (ADDRESS)	1000 Technology Dr. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	O'Fallon, MO 63368 (CITY) (STATE) (ZIP)	083-03-0-142.00

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, I/we RYAN KELLOW AND HEATHER KELLOW, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL L. BADINO AND HEATHER S. BADINO, HUSBAND AND WIFE, 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 LOT NO. 27 ON THE PLAN OF MRS. MINNIE E. MARTIN SUBDIVISION OF LOT NO. 58 AND PART OF LOT NO. 59, OF RECORD IN PLAT BOOK 547, PAGE 137, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 27 FRONTS 67 FEET ON THE NORTHERLY SIDE OF CARTER STREET AND RUNS BACK 150 FEET ON THE EASTERLY SIDE AND 153 FEET ON THE WESTERLY SIDE WITH AN ALLEY TO A 12 FOOT ALLEY IN THE REAR UPON WHICH IT MEASURES ABOUT 30 FEET.

BEING THE SAME PROPERTY CONVEYED TO RYAN KELLOW AND WIFE, HEATHER KELLOW BY DEED FROM EAST EGG VENTURES, LLC OF RECORD AT INSTRUMENT NO. 20060808-0097430, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 11, 2006 AND RECORDED ON AUGUST 8, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 137, 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 2105 Carter Avenue, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 27th day of September, 2013.

Ryan Kellow

Heather Kellow

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Kellow and Heather Kellow, 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 27th day of September, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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