THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF November, 2013. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130094793 DEEDWARR
Recvd: 11/06/13 10:27 2 pgs
Fees:13.00 Taxes:1091.50
20131106-0115074

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fry Classic Construction, LLC	New Owner	
859 Pasadena Drive		13201010200
Nashville, TN 37204		
(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, **Thomas A. Kelley, ummarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fry Classic Construction, LLC, a Tennessee limited liability company,**

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. 96 on the Plan of Rolling Meadows of record in Plat Book 1424, Page 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas A. Kelley, and wife Lytle J. Kelley by Deed from Herschel Greer, Trustee, with full power, of record in Book 1779, page 441, Register's Office for Davidson County, Tennessee, dated November 23, 1949 and recorded on November 25, 1949. Lytle J. Kelley died on May 21, 2013 leaving Thomas A. Kelley as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4044 General Bate Drive, Nashville, TN 37204.**

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.

Witness my hand this the 1st day of November, 2013.

Thomas A. Kelley by Janet K. Neely, Attorney in Fact
Thomas A. Kelley by Janet K. Neely, Attorney-in-Fact Pursuant to
General Durable Power of Attorney recorded in Instrument No. 20131106011507 3, R.O.D.C., TN

Thomas A. Kelley by Linda A. Kelley, Attorney in Fact
Thomas A. Kelley by Linda A. Kelley, Attorney-in-Fact Pursuant to
General Durable Power of Attorney recorded in Instrument No. 20131106011507 3, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Janet K. Neely**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Thomas A. Kelley,** and who acknowledged that she executed the same as the free act and deed of **Thomas A. Kelley.** Witness my hand and official seal this 1st day of November, 2013.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Linda A. Kelley**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Thomas A. Kelley,** and who acknowledged that she executed the same as the free act and deed of **Thomas A. Kelley.** Witness my hand and official seal this 1st day of November, 2013.

Notary Public

My Commission Expires: 2/23/2015

ROBERT L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY