THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***162,500.00.

Affiant

Subscribed and sworn to before me this 4 day of November, 2013.

Notary Public

My Commission Expires: 8.21.17

BILL GARRETT, Davidson County
Trans:T20130094924 DEEDWARR
Recvd: 11/06/13 13:01 2 pgs
Fees:13.00 Taxes:601.25
20131106-0115227

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Donnie M. Key 2865 Paddle Wheel Drive Nashville, Tennessee 37214	Mortgage Research Center, LLC 1400 Veterans United Drive Columbia, Missouri 65203	MAP 062-02-0B PARCEL 059.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Two Thousand Five Hundred and 00/100 Dollars ($***162,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Nanette Mitchell, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Donnie M. Key and Marilou O. Key, 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:

BEING Lot No. 137 on the Plan of Final Plat Abbington Park, Phase One, Section Two, of record as Instrument No. 20030922-0139712, as amended in Instrument No. 20031006-0146904, 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 Nanette Mitchell by Warranty Deed dated April 7, 2010, from Michael J. Mascari joined by his spouse, Ellen L. Mascari, of record as Instrument No. 20100409-0027058 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2865 Paddle Wheel Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Final Plat of Abbington Park, Phase One, Section Two, of record as Instrument No. 20030922-0139712, as amended in Instrument No. 20031006-0146904, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 4 day of November, 2013.

Nanette Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 4 day of November, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY