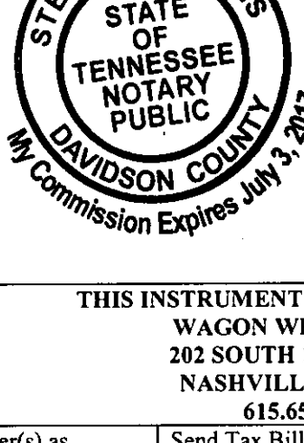
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $391,400.00.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian D. Kelley Lori Kelley	USAA FEDERAL SAVINGS BANK	
1105 Ozark Street	10750 MCDERMOTT FREEWAY	95-05-0-126.00
Nashville, TN 37206	SAN ANTONIO, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TREEMONT PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN D. KELLEY AND LORI KELLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Resubdivision of Part of Lot 86, Map of Haynie's Central Park Plan of record in Instrument Number 20121228-0120024, 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 part of the same property conveyed to Treemont Properties II, LLC, A Tennessee Limited Liability Company by Warranty Deed from Kelley Properties, L.L.C., a Tennessee Limited Liability Company of record in Instrument Number 20130104-0001421, Register's Office for Davidson County, Tennessee, dated January 3, 2012, recorded January 4, 2013.

Being the same property conveyed to Kelley Properties, L.L.C., a Tennessee limited liability company by Quitclaim Deed from Kelley Construction, L.L.C., a Tennessee limited liability company of record in Instrument Number 20111019-0081406, Register's Office for Davidson County, Tennessee, dated October 17, 2011, recorded October 19, 2011.

Being the same property conveyed to Kelley Construction, L.L.C., a Tennessee Limited Liability Company by Deed from Janet McRae and Michele David of record in Instrument Number 20070515-0058330, Register's Office for Davidson County, Tennessee, dated May 11, 2007, recorded May 15, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

BILL GARRETT, Davidson County
Trans: T20130096804 DEEDWARR
Recvd: 11/13/13 13:56 2 pgs
Fees: 13.00 Taxes: 1448.18
20131113-0117383

This is improved property known as 1105 Ozark Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2013.

Treemont Properties II, LLC

By: _____
Name: James Pfeffer
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Pfeffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Treemont Properties II, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of November, 2013.

_____
Notary Public