WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31515
(Davidson County File Box 9-B)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan D. Sullenberger	Farmington Financial	142-11-30.00
(NAME)	(NAME)	
7155 Birch Bark Drive	2002 Richard Jones Rd. STE 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(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, **Andrew R. McKelley and wife, Tavner R. McKelley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan D. Sullenberger and wife, Sabrina W. Sullenberger**, 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. 78 on the Plan of Section Two, Valley West, of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Andrew R. McKelley and wife, Tavner R. McKelley, by Warranty Deed from Eric Schechter and wife, Elvira Casal, dated October 19, 2005, of record in Instrument No. 20051021-0127271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 3600, page 86; restrictions of record in Book 3833, page 789, Book 3838, page 501 and Book 3843, page 450; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7155 Birch Bark Drive, Nashville, TN 37221
(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 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.

BILL GARRETT, Davidson County
Trans:T20130099301 DEEDWARR
Recvd: 11/22/13 11:04 2 pgs
Fees:13.00 Taxes:851.00
20131122-0120451

Witness our hands this 20th day of November, 2013.

Andrew R. McKelley

Tavner R. McKelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Andrew R. McKelley and Tavner R. McKelley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of November, 2013.

Notary Public

My Commission Expires: