BILL GARRETT, Davidson County
Trans:T20140010961 DEEDWARR
Recvd: 02/14/14 15:34 2 pgs
Fees:13.00 Taxes:1424.50
20140214-0013304

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF : DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00 Erin Bennett, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS 14th DAY OF FEBRUARY, 2014. Notary Public MY COMMISSION EXPIRES: 3-3-14 (AFFIX SEAL)

TODD H. HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

THIS INSTRUMENT WAS PREPARED BY
Prochaska Thompson Quinn & Ferraro, P.C.
Erin H. Bennett, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Synergy Real Estate Holdings, LLC **4601 Nolensville Pike** **Nashville, Tennessee 37211** **Attn:** Ciprian Gradinaru	**SAME**	095-04-0-017.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, KEITH SHELLY, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SYNERGY REAL ESTATE HOLDINGS, LLC, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S 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, described partly according to a survey made by H. B. Fowlkes, Surveyor, dated April, 1947, as follows:

Beginning on the northerly margin of Lebanon Pike at a point 28 feet East of the Southeast corner of the property conveyed to Bessie Conatser Burrow, by deed from Hattie Conatser, of record in Book 1786, page 569, Register's Office for said County; thence with the Northerly margin of said Pike, Easterly 100 feet to a point, the Westerly boundary line of the Donelson Heights Subdivision, not of record; thence with the Westerly boundary line of said Subdivision, not of record, North 3 degrees west 185 feet; thence Westerly 100 feet; thence Southerly 185 feet to the beginning.

Being the same property conveyed to KEITH SHELLY, by deed from WILLIAM CHANDLER

MCCULLOUGH, TRUSTEE WITH FULL POWERS, of record in Instrument No. 20021106-0136713, dated October 31, 2002, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, known as 2608 Lebanon Pike, Nashville, Tennessee.

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 seised 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 singular, and the use of any gender shall be applicable to all genders.

Lori Shelly joins in this conveyance for the sale purpose of disclaiming any interest she may have in the property conveyed as wife of the Grantor or otherwise and conveys her interests, if any, to Grantees by this instrument.

WITNESS my/our hand(s) this 14 day of February, 2014.

Keith Shelly

Lori Shelly

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 Keith Shelly, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of February, 2014.

My Commission Expires: 3-3-14

Notary Public

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2014

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 Lori Shelly, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of February, 2014.

My Commission Expires: 3-3-14

Notary Public

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2014

RETURN TO:
Prochaska Thompson Quinn & Ferraro, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219