BILL GARRETT, Davidson County
Trans:T20140034770 DEEDWARR
Recvd: 05/19/14 13:42 2 pgs
Fees:13.00 Taxes:3700.00
20140519-0042886

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53434
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chris R. Kelly **Lori J. Kelly** **210 Paddock Lane** **Nashville, TN 37205**	New Owner

TAX MAP-PARCEL NUMBERS: 11614004700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,000,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy B. Fouts and wife, Madeleine Y. Fouts,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Chris R. Kelly and Lori J. Kelly, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots No. 34 and 35 on the Map of Belle Meade Subdivision of record in Book 1130, page 3, Register's Office for said County.

Being the same property conveyed to Timothy B. Fouts and wife, Madeleine Y. Fouts, by Warranty Deed from Benchmark Properties, LLC, a Tennessee limited liability company dated June 30, 2011 and recorded on July 1, 2011, of record in Doc. No. 20110701-0050769, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2014, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 11614004700.

The Plan, with Owner's Certificate, of record in Book 1130, page 3 , said Register's Office, which Plan shows 30 minimum building set back line from Paddock Lane and 5 foot easement for public utility purposes along the rear line.

This is improved property, known as: 210 Paddock Lane, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ___ and 14th day of May, 2014, respectively

Timothy B. Fouts

Madeleine Y. Fouts

State of TENNESSEE

County of DAVIDSON

On this 9th day of May, 2014 , before me the undersigned authority, personally appeared Timothy B. Fouts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

On this 14th day of May, 2014 , before me the undersigned authority, personally appeared Madeleine Y. Fouts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

Sworn and subscribed before me this the 14th day of May, 2014

My Commission Expires: RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2017

Notary Public

Whdoc: Deed Wty—12/92