BILL GARRETT, Davidson County
Trans:T20140045847 DEEDWARR
Recvd: 06/27/14 11:06 2 pgs
Fees:13.00 Taxes:3075.63
20140627-0056447

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara Hawley Carter, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Anthony W. Taparo and** **Melissa J. Taparo** **4008 Lealand Land** **Nashville, Tennessee 37204**	SEND TAX BILLS TO: New Owners 4008 Lealand Lane Nashville, TN 37204	MAP-PARCEL NUMBERS: **11813013800**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

ANDREA T. MCKELLAR and C. PATRICK MCKELLAR, a/k/a PATRICK C.MCKELLAR

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto,

ANTHONY W. TAPARO and wife, MELISSA J.TAPARO

HEREINAFTER called the GRANTEE, his 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. 5 on the Plan of Lipscomb Heights, of record in Plat Book 2083, Page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 5 fronts 100 feet on the easterly side of Lealand Lane and extends back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Andrea T. McKellar and husband, Patrick C. McKellar by warranty deed from Brian Smith, unmarried, of record in Instrument No. 20080521-0052156 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **4008 Lealand Lane, Nashville, Tennessee 37204.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 20th day of June, 2014.

ANDREA T.MCKELLAR

C. PATRICK MCKELLAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **ANDREA T.MCKELLAR and C. PATRICK MCKELLAR,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 20th day of June, 2014.

SARAH C. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 6, 2015

NOTARY PUBLIC
My Commission Expires: 1-6-15

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $831,250.00.

AFFIANT

Sworn to and subscribed to before me this 20th day of June, 2014.

TERESA HOLLINGSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

NOTARY PUBLIC

My Commission Expires: