WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/14 14:48 2 pgs
Fees:13.00 Taxes:925.00
20140630-0057284

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $250,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 27th day of June, 2014.

Notary Public
My Commission expires: 1-6-2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Courtney Elaine Smith	Farmington Mortgage, a Division of Capstar Bank	072-11-0-141.00
242 Summit Ridge Drive	2002 Richard Jones Road Suite 300A	
Nashville, TN 37215	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kelton Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Courtney Elaine Smith, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of Branch Bungalows, a Condominium with Private Elements, as shown on Exhibit B of The Declaration of Protective Covenants Conditions and Restrictions Establishing Branch Bungalows, of record in Instrument Number 20131031-0113128, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being a portion of the property conveyed to Bobby Wayne Mitchell on June 8, 2002 of record in Instrument Number 20020618-0073785, Register's Office for Davidson County, Tennessee. And further conveyed to Kelton Investments, LLC, by Warranty Deed from Terry Lee Mitchell, individually and as Administrator of The Estate of Bobby Wayne Mitchell, dated August 30, 2013, of record in Instrument Number 20130905-0094039, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 352, pages 136 and 137, and Instrument Number 20131031-0113128, Register's Office Davidson County, Tennessee.
- Master Deed in Instrument Number 20131031-043128, Register's Office Davidson County, Tennessee.

This is improved property known as: **2408 A Branch Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this June 27, 2014.

Kelton Investments, LLC

By Jeremy Kelton, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of June, 2014, before me, appeared Jeremy Kelton, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Kelton Investments, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Jeremy Kelton acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE