WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

James W. Kelley, Jr.
Affiant

Subscribed and sworn to before me, this 8th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Kelley Jr.	NEW OWNER	142-13-0-C
(NAME)	(NAME)	(MAP)
9307 Sawyer Brown Road		163.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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 of which is hereby acknowledged, I/we, **Maria Rechilda Toribio Emerson, Trustee of the Toribio Revocable Trust Dated September 24, 1993**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James W. Kelley Jr. and Brenda Sue Kelley, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 9307 (Parcel No. 163) in River Plantation, Section XI, Phase 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plan of River Plantation, Section Eleven, Phase 4, Condominium Apartments, Revision One, of record in Plat Book 9700, page 971, as corrected by Surveyor's Certificate of Correction in Instrument No. 20000630-0065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11432, page 903, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed Upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 4, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et.seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Venancio S. Toribio and wife, Fe B. Toribio by Warranty Deed from Haury and Smith Contractors, Inc., of record in Instrument Number 20010312-0023287, Register's Office for Davidson County, Tennessee, dated March 7, 2001 and recorded March 12, 2001; and further

Being the same property conveyed to the Toribio Revocable Trust Dated September 24, 1993, of Davidson County, Tennessee by Quitclaim Deed from Venancio S. and Fe B. Toribio, of record in Instrument Number 20030402-0043327, Register's Office for Davidson County, Tennessee, dated March 12, 2003 and recorded on April 02, 2003.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 9307 Sawyer Brown Road, Nashville, Tennessee 37221

BILL GARRETT, Davidson County
Trans:T20140067746 DEEDWARR
Recvd: 09/11/14 11:03 2 pgs
Fees:13.00 Taxes:740.00
20140911-0083269

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.

Witness my hand this 8th day of September, 2014.

Maria Rechilda Toribio Emerson, Trustee

Maria Rechilda Toribio Emerson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Maria Rechilda Toribio Emerson, Trustee of the Toribio Revocable Trust Dated September 24, 1993, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 8th day of September, 2014.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.