Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

BILL GARRETT, Davidson County
Trans:T20140088213 DEEDWARR
Recvd: 11/24/14 10:55 2 pgs
Fees:13.00 Taxes:1446.70
20141124-0107866

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Kathleen C. Kelley and husband, Alpheus R. Kelley, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Kent Shih, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee, being the South 125 feet of Lot No. 1 on the Map of Part 1, Wallace Subdivision, of record in Book 1424, Page 16, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 125 feet on the Easterly side of Estes Avenue and runs back between parallel lines 210 feet to a dead line.

BEING the same property conveyed to Kathleen C. Kelley and husband, Alpheus R. Kelley by deed dated August 27, 2012 of record in Instrument No. 20120828-0077617, Register's Office of Davidson County, Tennessee.

Map & Parcel 11616008000

Property Address: 3912 Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever .

IN WITNESS WHEREOF, this conveyance has been executed on the

20th day of November, 2014.

Kathleen C. Kelley

Alpheus R. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Kathleen C. Kelley and Alpheus R. Kelley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20th day of November, 2014.

Notary Public

My commission expires: 03/21/2018

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires March 21, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $391,000.00.

Affiant

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires March 21, 2018

Subscribed and sworn to before me, this 20th day of November, 2014.

My commission expires: _____

Notary Public

NEW PROPERTY OWNER:
Kent Shih
3912 Estes Rd.
Nashville, TN 37215

PERSON RESPONSIBLE FOR TAXES:
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244