WARRANTY DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharon Middendorf	Same	131080M00900CO
(NAME)	(NAME)	
1328 Duncanwood Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150004505 DEEDWARR
Recvd: 01/20/15 10:02 2 pgs
Fees:13.00 Taxes:2793.50
20150120-0005259

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay R. Kellison, as Trustee of the Jay R. Kellison Revocable Trust dated September 11, 2006, as amended,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sharon Middendorf, a single woman,** hereinafter called the GRANTEES, their 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. 9, Final Subdivision Plat of Duncanwood, Phase II, as shown on plat of record in Instrument No. 20121018-0095689, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jay R. Kellison, as Trustee of the Jay R. Kellison Revocable Trust Dated September 11, 2006, as amended by Deed from Barlow Builders, LLC, recorded on May 31, 2013 of record Instrument No. 20130531-0054944, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1328 Duncanwood Court, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 15th day of January, 2015.

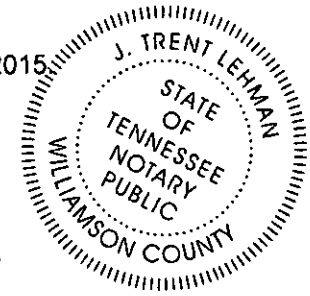
Jay R Kellison, Trustee

Jay R. Kellison, as Trustee of the Jay R. Kellison Revocable Trust dated September 11, 2006, as amended

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jay R. Kellison with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of the Jay R. Kellison Revocable Trust dated September 11, 2006, as amended and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 15th day of January, 2015.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10150