This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $151,000.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2015.

Notary Public
My commission expires: 3/24/19

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150063489 DEEDWARR
Recvd: 08/03/15 10:42 2 pgs
Fees:13.00 Taxes:558.70
20150803-0076279

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marlene Kelley 845 Stoner Mill Lane Hermitage, TN 37076	Hometown Lenders LLC 310 Bridge Street 4th FL Suite A Huntsville, AL 35806	076-05-0-145.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT BRANDON AMBURGEY AND SARAH ELIZABETH AMBURGEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARLENE KELLEY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Stoner Mill, Section Two of record in Plat Book 6900, Page 904, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Brandon Amburgey by Quitclaim deed from Priscilla Megan Amburgey of record in Instrument No. 20111101-0085099 Register's Office for Davidson County, Tennessee, dated October 25, 2011 and recorded on November 01, 2011.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 845 Stoner Mill Lane, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of July, 2015.

Robert Brandon Amburgey

Sarah Elizabeth Amburgey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Brandon Amburgey and Sarah Elizabeth Amburgey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2015.

My commission expires: 9/10/18

Notary Public

