THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 3rd day of August, 2015. Notary Public My Commission Expires:

MARGARET R. MEANS
STATE TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Record & Return To:
~~First Title & Escrow Co., Inc.~~
~~FTEC File No. 32443-06-2015~~
BRENTWOOD TITLE & ESCROW, LLC
~~320 SEVEN SPRINGS WAY~~
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Clinton L. Kelly, Lisa Renee Hill 6120 Hickory Valley Rd. Nashville, TN 37205	Farmington Financial Group 2002 Richard Jones Rd. #300 Nashville, TN 37215	Map and Parcel No.: A116 01 0 005 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward H. L. Playfair and wife, Carrie A. Playfair**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clinton L. Kelly, an unmarried man and Lisa Renee Hill, an unmarried woman, as joint tenants with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6120 Hickory Valley Rd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150065613 DEEDWARR
Recvd: 08/07/15 10:13 3 pgs
Fees:18.00 Taxes:3145.00
20150807-0078822

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of August, 2015.

Edward H.L. Playfair

Carrie A. Playfair

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward H. L. Playfair and Carrie A. Playfair**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Hillwood Estates, Section 7, as of record in Plat Book 2133, page 90, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Edward H. L. Playfair and wife, Carrie A. Playfair by deed dated May 27, 2009 from Joe A. Hills (also known as Joseph A. Hills) and wife, Chris C. Hills of record in Instrument No. 20090601-0050352, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 2133, page 90, Register's Office for Davidson County, Tennessee.