This Instrument Prepared By:
Lee and Lee, Attorneys
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# N73-3

ADDRESS NEW OWNER:
Larry Bruce Keely, Jr.
5005 N. Hilson Dr.
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 10/22/15 09:03 3 pgs
Fees:18.00 Taxes:592.00
20151022-0107403

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

MAP 161
GROUP 03-0
PARCEL 124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Vaught and wife, Patricia D. Vaught** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Larry Bruce Keely, Jr. and wife, Leigh F. Keely**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Being Lot No. 3 on the Plan of McMurray Park, of record in Book 5050, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Robert L. Vaught and wife, Patricia D. Vaught by deed from John W. Jungman and wife, Julie G. Jungman dated September 11, 1987, of record in Record Book 7352, Page 452, Register's Office for Davidson County, Tennessee.

This is improved property known as 5005 N. Hilson Dr., Nashville, Tennessee 37211. Possession is to be given on October 21, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 21st day of October, 2015.

Robert L. Vaught

Robert L. Vaught

Patricia D. Vaught

Patricia D. Vaught

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert L. Vaught and wife, Patricia D. Vaught**, the bargainors, 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 and official seal at office this 21st day of October, 2015.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

Larry Bruce Kelly, Jr.

AFFIANT

Subscribed and sworn to before me on this 21st day of October, 2015.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3-17-16