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 $130,000.00

Affiant

Subscribed and sworn before me this the 22nd day of December, 2015.

Notary Public
My commission expires: 8/23/16

KATHRYN M. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150108621 DEEDWARR
Recvd: 12/23/15 14:30 2 pgs
Fees: 13.00 Taxes: 481.00
20151223-0129399

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lisa D. Miles 144 Nashboro Greens Unit 245 Nashville, TN 37217	CASH Owner	135-11-0C-088.00-CO

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, **STEPHEN KELLY AND SUSAN MARY VAN WINKLE, CO-TRUSTEES OF THE STEPHEN KELLY AND SUSAN VAN WINKLE FAMILY TRUST OF 2001**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LISA D. MILES**, 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:

Being Unit No. 245, on the Horizontal Property Regime Private Element Plat, Nashboro Village, Tract 18, Phase Two, of record in Plat Book 9700, Page 968 and amended in Instrument Number 20010423-0039877, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen Kelly and Susan Mary Van Winkle, Co-Trustees of the Stephen Kelly and Susan Van Winkle Family Trust of 2001 by Quitclaim deed from Stephen Kelly and Susan Mary Van Winkle, husband and wife of record in Instrument No. 20120522-0044287 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 22, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Subject to all Easements and Restrictions of record.

THIS IS XX IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 144 Nashboro Greens, Nashville, TN 37217.

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 18th day of December, 2015.

Stephen Kelly, co-Trustee
Stephen Kelly, Co-Trustee of the Stephen Kelly and Susan Van Winkle Family Trust of 2001

Susan Van Winkle, co-trustee
Susan Van Winkle, Co-Trustee of the Stephen Kelly and Susan Van Winkle Family Trust of 2001

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF San Diego)

On December 18 2015 before me, Mary Pearson Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared Stephen Kelly and Susan VanWinkle,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mary Pearson
Signature of Notary Public

(Notary Seal)

MARY PEARSON
Commission # 2066357
Notary Public - California
San Diego County
My Comm. Expires May 1, 2018

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 12/18/15

Number of Pages: 3 pgs Signer(s) Other Than Named Above: _____

Additional Information: _____