THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15126103

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of February, 2016.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160014432 DEEDWARR
Recvd: 02/22/16 13:11 2 pgs
Fees:13.00 Taxes:2127.50
20160222-0016697

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darin L. Kellett and Julia D. Kellett 714 Bresslyn Road Nashville TN 37205-2602	New Owner	Tax Parcel ID No. 115-08-92.00

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, **Eddie J. Hales, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darin L. Kellett and Julia D. Kellett, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lot 79 on the Plan of Brook Meade, Section 1, and a Tract marked "Church Property" on the Plan of Brook Meade, Section 4, of record in Book 5190, Page 561, said Register's Office for said County, described as follows:

Parcel 92, Lot 2, known as 714 Bresslyn Road:

Beginning at a point in the Northeasterly margin of Bresslyn Road, said point being the common front corner of Lots Nos. 2 and 3; thence, with common boundary line between said lots, North 31 deg. 49' 54" East 288.0 feet to a point; thence North 34 deg. 47' 55" West 109.73 feet to a point, being the common back corner of Lots Nos. 1 and 2; thence South 41 deg. 38' 57" West 322.87 feet to a point of Bresslyn Road; thence East along Bresslyn Road for a distance of 156.5 feet to the point of origin.

Being the same property conveyed to Eddie J. Hales and wife, Cheryl D. Hales by Warranty Deed from Eric D. Glasser and wife, Teresa D. Glasser, recorded on the 20th day of March, 2001 in Instrument No. 20010320-0026820, in the Register's Office of Davidson County, Tennessee. Sales price for this conveyance was $318,000.00. Cheryl D. Hales having since died on September 26, 2013 and her interest in said property having transferred to Eddie J. Hales upon her death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 79 ON THE PLAN OF BROOK MEADE, SECTION 1, AND A TRACT MARKED "CHURCH PROPERTY" ON THE PLAN OF BROOK MEADE, SECTION 4, as recorded in Plat Book 5190, Page(s) 561.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2149, Page 282 and Book 2807, Page 106.

This is improved property located at 714 Bresslyn Road Nashville TN 37205-2602

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2016.

Eddie J. Hales

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eddie J. Hales, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018