28280-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-16-5604-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy J. Kelly and Teresa G. Kelly	**Famington Mortgage, a Division of Capstar Bank**	
(NAME) **5604 Meadowcrest Lane**	(NAME) **2002 Richard Jones Rd, Ste 300A**	**103-02-0-207.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL WENDELL SUITT AND WESLEY T. SUITT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY J. KELLY AND TERESA G. KELLY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section Two, Richland Meadows of record in Plat Book 2083, Page 72, 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 Rachel L. Wendall, unmarried and Wesley T. Suitt, unmarried, as joint tenants with rights of survivorship by Warranty deed from Benjamin C. Snarr, unmarried, and Mary K. Snarr, now known as Mary Kirkwood Flecther, unmarried of record in Instrument No. 20111221-0099684 Register's Office for Davidson County, Tennessee, dated December 19, 2011 and recorded on December 21, 2011. The said Rachel L. Wendall being one and the same as Rachel L. Wendell.

The said Rachel L. Wendell having since married and now being known as Rachel Wendell Suitt.

This instrument is being executed on behalf of Rachel Wendell Suitt pursuant to a Power of Attorney executed by her on the 2nd day of April, 2016, of record in Instrument No. 20160425-0039651, and also on behalf of Wesley T. Suitt, pursuant to a Power of Attorney executed by him on the 1st day of April, 2016, of record in Instrument No. 20160425-0039652, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 2083, Page 72, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2152, Page 121 and Book 2195, Page 256, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2290, Page 293, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5604 Meadowcrest Lane, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20160033520 DEEDWARR
Recvd: 04/25/16 08:50 2 pgs
Fees:13.00 Taxes:1209.90
20160425-0039653

Witness my/our hand(s) this the 22nd DAY OF APRIL, 2016.

Rachel Wendell Suitt by John Gleaves as Attorney in Fact

Wesley T. Suitt by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RACHEL WENDELL SUITT AND WESLEY T. SUITT, and who acknowledged he/she/they executed the same as the free act and deed of the said RACHEL WENDELL SUITT AND WESLEY T. SUITT.

Witness my hand and official seal, this the 22nd of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212