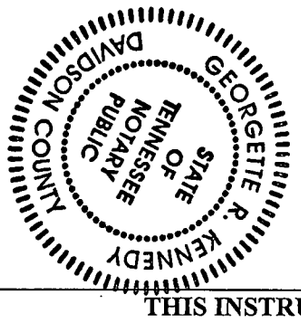
(1)

WARRANTY DEED	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$193,000.00.** Affiant Subscribed and sworn to before me, this the 10th day of May, 2016. Notary Public My commission expires: 03-07-17 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dara L. Rittmann	Wells Fargo Bank N.A.	**Map 102-07-0 Parcel 125-00**
6700 Upton Lane	P.O. Box 11701	
Nashville, Tennessee 37209	Newark, NJ 07101-4701	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven Kelso, Devisee under the Last Will and Testament of Douglas R. Kelso, deceased, and Steven Kelso, Executor under the Last Will and Testament of Douglas R. Kelso, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dara L. Rittmann and husband, Edward Scott Rich

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 40 on the Plan of Charlotte Park, Section 26, of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 70.0 feet on the southerly side of Upton Lane and extends back 131.70 feet on the easterly line and 146.38 feet on the westerly line to a broken line in the rear, measuring 72.79 feet thereon.

Being the same property conveyed to Douglas Reese Kelso, unmarried, by Deed dated December 23, 1971 from Jack Ray Davis and wife, Carole Sue Davis, of record in Book 4563, Page 955, Register's Office for Davidson County, Tennessee. The said Douglas Reese Kelso having died testate on December 5, 2015, and pursuant to Probate Case No. 16P-58, filed January 12, 2016 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. The said Will appointed Steven Kelso as Executor of said Estate. Douglas Reese Kelso and Douglas R. Kelso are one and the same.

Steven Kelso, in his capacity as Executor of the Last Will and Testament of Douglas R. Kelso, has joined in the execution of this Deed to express consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate to the within named Grantee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 3700, Page 91, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year, prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **6700 Upton Lane, Nashville, Tennessee 37209**

BILL GARRETT, Davidson County
Trans:T20160039214 DEEDWARR
Recvd: 05/11/16 10:38 2 pgs
Fees:13.00 Taxes:714.10
20160511-0046739

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 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 GRANTEES, 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.

Witness my/our hand(s) this 10th day of **May, 2016.**

Steven Kelso, Executor of the Estate of Douglas R. Kelso

Steven Kelso, Devisee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steven Kelso, Executor of the Estate of Douglas R. Kelso,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **May, 2016.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steven Kelso, Devisee under the Last Will and Testament of Douglas R. Kelso,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **May, 2016.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.