Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1153

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/16 09:27 3 pgs
Fees:18.00 Taxes:943.50
20160523-0051099

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip J. Shelato and wife, Mary Virginia Shelato**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Hannah Kelly and Justin Kelly, wife and husband**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Section Three, Addition to Sugar Valley, a Planned Unit Development, of record in Instrument No. 20050629-0074915, 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 Phillip J. Shelato and wife, Mary Virginia Shelato by deed from Lee W. Gardenour and wife, Joann M. Gardenour, dated December 19, 2012, of record in Instrument No. 20121226-0118746, Register's Office for Davidson County, Tennessee. Philip J. Shelato and Phillip J. Shelato are one in the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7321 Sugarloaf Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of May, 2016.

Philip J. Shelato

Mary Virginia Shelato

State of Tennessee)
County of Davidson)

On this 19th day of May, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Philip J. Shelato and Mary Virginia Shelato, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18



State of Tennessee)
County of Davidson)

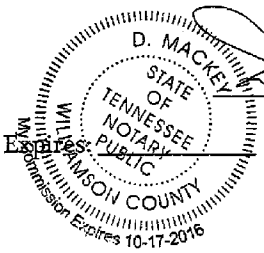
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 255,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of May, 2016.

Notary Public

My Commission Expires:



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Hannah Kelly 7321 Sugarloaf Drive Nashville, TN 37211	Churchill Mtg 761 Old Hickory Blvd Brentwood, TN 37027	181-01-0B-176.00

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

