THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Mark Kelly and Prima Kelly
107 Churchill Farms Dr.
Murfreesboro, TN 37127
SEND TAX BILLS TO:
Quicken Loans
1050 Woodward Avenue
Detroit, MI 48226

BILL GARRETT, Davidson County
Trans:T20170006417 DEEDWARR
Recvd: 01/23/17 14:17 2 pgs
Fees:13.00 Taxes:758.50
20170123-0007228

WARRANTY DEED

(Map 172-12-0D, Parcel 463.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **PAKINEE MOOLSARN and BUI HUNG, wife and husband,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **PRIMA KELLY and MARK KELLY, wife and husband,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 509, on the plan of Lenox Village, Phase Seven, of record in Instrument No. 20060118-0006550, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> BEING the same property conveyed to Pakinee Moolsarn, married, by Special Warranty Deed from Deutsche Bank National Trust Co. as Trustee on behalf of his asset securitization corp trust 2006-HE2, dated March 11, 2009, of record in Instrument No. 20090415-0033989, in the Register's Office of Davidson County, Tennessee.
>
> **Bui Hung, spouse of Pakinee Moolsarn, joins herein to convey any interest he may have by marriage or otherwise.**
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20060118-0006550 and as exhibit of Instrument No. 20010120-0007914, Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423; to Master Deed Restrictions of record in Instrument No. 20020315-0032825 as made applicable by Instrument No. 20060120-0007913; to Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492, as made applicable to subject property by Instrument No. 20060120-0007914; to Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550; to Stormwater Detention Agreement of record as Instrument No. 20051221-0152802; to Easement for ingress and egress and for a water line referenced broadly in a Warranty Deed of record in Book 3399, Page 425, subsequently defined in a Quitclaim Deed of record in Book 5332, Page 155, and redefined in an Easement for Ingress and Egress of record in Book 5334, Page 866; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 8262 Persia Way, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 19th day of January, 2017.

PAKINEE MOOLSARN

BUI HUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pakinee Moolsarn and Bui Hung, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2017.

Notary Public

My Commission Expires: **MAY 20, 2017**

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of January, 2017.

Notary Public

My commission expires: **MAY 20, 2017**

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20161104