WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-26-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith W. Behrens	OWNER	Parcel 164.00
(NAME)	(NAME)	
1823 Rosebank Avenue		Map 073-13
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LINDA KELSO, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH W. BEHRENS AND WIFE, MELANIA S. BEHRENS,** 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. 12 on the Plan of Section 1, Henderson Gardens, as of record in Book 2900, page 75, Register's Office for said County.

Said Lot No. 12 fronts 76 feet on the southerly side of Rosebank Avenue and runs back 134.2 feet on the easterly line and 131.1 feet on the westerly line to a dead line in the rear, on which it measures 76.07 feet.

Being the same property conveyed to Robert H. Puckett and wife, Ada C. Puckett, by deed from Riverwood Homes, Inc., of record in Book 3134, page 383, in the Register's Office for Davidson County, Tennessee. The said Robert H. Puckett died November 1, 1985 with full interest vesting in Ada C. Puckett by reason of their tenancy by the entirety. The said Ada C. Puckett died July 22, 2003 with full interest vesting in Linda Kelso as her sole heir.

This conveyance is made subject to restrictions, easement, and setback lines of record.

Davidson County DEEDWARR
Recvd: 06/08/05 14:53 2 pg
Fees:13.00 Taxes:379.25

20050608-0065672

unimproved ☐

This is improved ☒ property, known as 1823 Rosebank Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

Doug Kelso, spouse of Linda Kelso, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

Witness our hands this 6th day of June, 2005.

Linda Kelso

Doug Kelso

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 Linda Kelso and Doug Kelso, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public