WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,905.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAWN D. CRAIG NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/06/06 10:11 2 pgs
Fees:13.00 Taxes:1109.65
20061106-0137615

20060365

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Kitchell	Joseph D. Kitchell	Map 102-11-0, Parcel 39.00
(NAME)	(NAME)	
820 Templeton Dr.	820 Templeton Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, WE, Deborah Jean Haley Averette, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Kitchell and wife, Louise C. Kitchell, 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:

**Leslie W. Averette joins in this conveyance for the purpose of conveying any and all marital rights in said property.

Being Lot No. 382 on the Plan of Brook Meade, Section 10, as of record in Book 2331, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed Deborah Jean Haley Averette, individually, by Executor's Special Warranty Deed dated March 18, 2003 from Joel Douglas Haley and Deborah Jean Haley Averette, as co-executors of the will, of record in Instrument Number 20030319-0036465, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Edna G. Haley by Quitclaim Deed dated February 9, 1989 from Joel M. Haley, of record in Book 7787, Page 12, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Joel M. Haley and wife, Edna G. Haley by Warranty Deed dated March 13, 1959 from John B. Rucker and wife, Pearl M. Rucker, of record in Book 2880, Page 637, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 820 Templeton Dr., Nashville, TN 37205

(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.

Witness my hand this 27th day of October, 2006.

Deborah Jean Haley Averette

Deborah Jean Haley Averette

Leslie W. Averette

Leslie W. Averette

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Jean Haley Averette and husband, Leslie W. Averette the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of October, 2006.

Commission expires: 1-16-08

Notary Public

Susan B. Moff
State of Tennessee Notary Public
Williamson, County

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027