WARRANTY DEED 10670

Davidson County DEEDWARR
Recvd: 06/18/07 11:13 2 pgs
Fees:13.00 Taxes:240.50
20070618-0072489

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH DAY OF JUNE, 2007.**

Notary Public

MY COMMISSION EXPIRES: 5-2-11

(AFFIX SEAL)

LEE SAVARIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay Kottler	SAME NAME	**119-06-0-191.00**
(NAME)	(NAME)	
61 Elberta Street	809 Horner Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37204	
(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, **Katherine Jane Halliburton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clay Kottler**, 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. **44** part of **W.C. Miller Home Place Sterling Heights**, Section II, of record in Plat Book **1424**, Page **104**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Katherine Jane Halliburton** by deed of record in Instrument 20070220-0020291, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **61 Elberta Street, Nashville, TN 37210**

(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/our hand(s) this 12th day of June, 2007.

Katherine Jane Halliburton

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Katherine Jane Halliburton 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 Smyrna, Tennessee, this 12th day of June, 2007.

Commission expires:9/22/07

Notary Public

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007