WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,418.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SE

Davidson County DEEDWARR
Recvd: 12/31/07 09:31 2 pg
Fees:13.00 Taxes:1189.25

20071231-0148725

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 370

File No. 3171

18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Jane Kitos	NEW OWNER	103-03-0-255.00
(NAME)	(NAME)	
4409 Nevada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Elizabeth Adair Bell, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily Jane Kitos, Unmarried, 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:

Being the westerly 15 feet of Lot No. 2, all of Lot No. 3 and the easterly 35 feet of Lot No. 4 of Block 21, on the plan of the unrecorded portion of Sylvan Park.

Said part of lot No. 2, all of Lot No. 3 and part of lot No. 4 front together 100 feet on the southerly side of Nebraska, formerly 8th Avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Elizabeth Adair Bell, by Quitclaim Deed dated October 1, 2007 from Patrick H. Waggoner, Trustee of the Helen A. Ackerman Living Trust, under agreement dated November 6, 1998 of record in Instrument No. 20071001-0116452, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Helen A. Ackerman and Patrick H. Waggoner, Trustees of the Helen A. Ackerman Living Trust by Quitclaim Deed dated November 6, 1998 from William P. Ackerman and wife Helen A. Ackerman of record in Book 111999, Page 458, said Register's Office. The said Helen A. Ackerman having since died on July 22, 2007.

Adam Bell joins in this conveyance, with the consent of the grantor spouse Elizabeth Adair Bell, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4905 Nebraska Avenue, Nashville, TN 37209
(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 14th day of December, 2007.

Elizabeth Adair Bell

Adam Bell

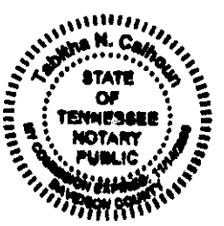
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Adair Bell and Adam Bell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of December, 2007.

Commission expires:



Notary Public