WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/08 11:26 2 pgs
Fees:13.00 Taxes:1017.31
20081103-0109165

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,948.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009
(AFFIX SEAL)

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Key	SunTrust Mortgage, Inc.	172-14-0A-062.00CO
(NAME)	(NAME)	
1420 Ramble Hill Circle	P. O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, CA 92619-7028	
(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, Kimberly Herrington Kelton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Key and Alexandra Key, husband and wife, 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:

, an unmarried woman

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section Two, Wexford Downs of record in Book 9700, Pages 593 and 594, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly Herrington, an unmarried woman, by Warranty Deed dated June 24, 2002 from Beazer Homes Corp., DBA Phillips Builders, A Tennessee Corporation of record in Instrument No. 20020628-0078447, Register's Office for Davidson County, Tennessee. Kimberly Herrington and Kimberly Herrington Kelton are one and the same person.

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

unimproved ☐

This is improved ☒ property, known as 1420 Ramble Hill Circle, Nashville, TN 37211

(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 31st day of October, 2008.

Kimberly Herrington Kelton

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 Kimberly Herrington Kelton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of October, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY