File No. 281100036

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor Holewinski	NEW OWNER	16012011800
(NAME)	(NAME)	
5548 Trousdale Dr.	1111 Polaris Pkwy	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Columbus, OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/04/08 15:56 2 pgs
Fees:13.00 Taxes:1013.80
20081204-0117730

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ralph M. Kelton (a.k.a. Mac Kelton) and wife, Susan W. Kelton, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Trevor Holewinski and Amber Holewinski, husband and wife, hereinafter called the grantee(s), 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. 163, on the Plan of Hearthstone, Phase 1, as of record in Plat Book 5200. Page 218, as amended in Book 5677, Page 417, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan W. Kelton, a married person, by Warranty Deed from Shirley J. Spear, an unmarried person, date February 10, 2000, recorded February 11, 2000 in Instrument Number 200002110014040, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelton Enterprises, L.P. by Quitclaim Deed from Susan W. Kelton, a married person, dated October 9, 2001, recorded October 11, 2001 in Instrument Number 20011011-0111126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph M. Kelton, Jr. (a/k/a Mac Kelton) and wife, Susan W. Kelton, by Quitclaim Deed from Kelton Enterprises, L.P., a Tennessee Limited Partnership, dated August 11, 2003, recorded August 18, 2003 in Instrument Number 20030818-0119350, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kelton Enterprises, L.P, a Tennessee Limited Partnership, by Quitclaim Deed from Ralph M. Kelton and wife, Susan W. Kelton, dated December 17, 2003, recorded December 22, 2003 in Instrument Number 20031222-0181800, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph M. Kelton (a/k/a Mac Kelton) and wife, Susan W. Kelton, by Quitclaim Deed from Kelton Enterprises, L.P., a Tennessee limited partnership, dated August 15, 2007, recorded August 15, 2007 in Instrument Number 20070815-0097553, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 218, as amended in Book 5677, Page 417, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 5409, Page 485; Book 5479, Page 422; Book 5802, Page 577; Book 6140, Page 75; Book 6140, Page 81, Book 6293, Page 894, and Book 7053, Page 982, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5548 Trousdale Dr., Brentwood, TN 37027

(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 1st day of December, 2008.

Ralph M. Kelton (a.k.a. Mac Kelton)

Susan W. Kelton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ralph M. Kelton (a.k.a. Mac Kelton) and Susan W. Kelton, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 1st day of December, 2008.

Commission expires: 1.20.09

Notary Public

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 281100036

RETURN TO: