WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/08 13:48 2 pgs
Fees:13.00 Taxes:999.00
20081208-0118465

P. NICOLE DAUGHTRY
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2008

Notary Public

MY COMMISSION EXPIRES: 1/13/2009

(AFFIX SEAL)

File No.: 2008110012

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan D. Kelley	Susan D. Kelley	104-15-0-041.00
(NAME)	(NAME)	
2514 Ashwood Ave	2514 Ashwood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37212	
(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, I/WE, Fleur Stanbrook, now known as Fleur Folds, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan D. Kelley, 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:

Land in Davidson County, Tennessee, being the easterly one-half of Lot Number 71 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 71 fronts 50.0 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a line.

Being the same property conveyed to Cooper L. Jones and spouse, Hallie D. Jones by Warranty Deed from Janice K. Jones, married, dated 04/10/06, recorded 04/11/06 in Instrument Number 20060411-0041723, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Fleur Stanbrook by Warranty Deed from Cooper L. Jones and spouse, Hallie D. Jones, dated 05/11/07, recorded 05/21/07 in Instrument Number 20070521-0060384, Register's Office for Davidson County, Tennessee.

This is not the marital residence of Fleur Folds or her spouse as defined by statute.

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 2514 Ashwood Ave, Nashville, TN 37212

(House Number) (Street) (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 2nd day of December, 2008.

Fleur Folds

Fleur Folds

STATE OF NEW YORK
COUNTY OF NY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Fleur Folds, a married woman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 2nd day of December, 2008.

Wallis Norworth

Notary Public

My Commission Expires 1/13/10

WALLIS NORWORTH
Notary Public, State of New York
No. 01NO5082813 31-4990813
Qualified in New York County
Commission Expires 1/13/10

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206