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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 10040323**<br><br>BILL GARRETT, Davidson County<br>Trans:T20100030323 DEEDWARR<br>Recvd: 05/20/10 08:21 2 pgs<br>Fees:13.00 Taxes:251.60<br>20100520-0038837 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $68,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of May, 2010.<br><br>Notary Public<br>My Commission Expires: 11/22/10<br><br>Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner Co |

## WARRANTY DEED

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| Address New Owner:<br>Jeremy Kelton<br>1121 Stratford Avenue<br>Nashville TN 37216 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>061-15 351.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Louise Hathcock Watrous and Milton Sherman Hathcock as the only Heirs of the Estate of Dorothy N. Hathcock** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Jeremy Kelton**, ("Grantees"),his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the westerly half of the southerly 155 feet of Lot No. 293 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County. Said part of Lot No. 293 fronts 50 feet on the northerly side of Stratford Avenue and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to A. Stanley Hathcock and wife, Dorothy Neese Hathcock by Installment Deed from Dossie McMurry, a widow, recorded on the 29th day of December, 1955 in Deed Book 2487, Page 194, in the Register's Office of Davidson County, Tennessee.

A.Stanley Hathcock having predeceased his wife on August 31, 2003 in Davidson County, Tennessee. Dorothy Neese Hathcock having died on December 6, 2009, in Davidson County, Tennessee. No probate was opened. Per a Affidavit of Heirship of record in Instrument No. *_____, Dorothy Neese Hathcock was survived by only 2 adult children, Ann Louise Hathcok Watrous and Milton Sherman Hathcock both of whom join in this conveyance for the purposes of conveying any interest in said property as the only heirs at law of both prior owners.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101

This is improved property located at 1121 Stratford Avenue Nashville TN 37216

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

* 20100520-0038835

* 20100520-0038836

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of May, 2010.

Anne Louise Hathcock Watrous — Milton Sherman Hathcock

Anne Louise Hathcock Watrous — Milton Sherman Hathcock

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Louise Hathcock Watrous and Milton Sherman Hathcock as the only heirs of the Estate of Dorothy N. Hathcock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

