WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/10 14:14 2 pgs
Fees:13.00 Taxes:222.00
20101130-0095196

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of November, 2010

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeremy Kelton	SAME	082-16-0-358.00
908 Caruthers Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Maria Calderon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeremy Kelton**, unmarried, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 123 on the plan of Barrow's (erroneously shown as Barron's on prior deeds) Addition to Edgefield, of record in Plan Book 1, page 13, Chancery Court, Nashville, and part of an unencumbered lot on the plan of Totten's Addition to Edgefield, as of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Boscobel Street, 130 feet west of the westerly margin of South 10th Street; thence with the southerly margin of Boscobel Street, westwardly 50 feet; thence at right angles, southwardly 175 feet to the northerly margin of an alley; thence with said alley; eastwardly 50 feet; thence northwardly 175 feet to the beginning.

Being the same property conveyed to Maria Calderon, by deed from Anthony Shuman, married, on March 17, 2006, of record in Instrument Number 20060321-0032180, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plan Book 1, page 13, Chancery Court of Nashville, Tennessee.
- Subject to all matters as shown on the Plan of record in Book 57, page 22, Register's Office for Davidson County, Tennessee.

This is improved property known as: **928 Boscobel Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 30, 2010.

Maria Calderon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Maria Calderon** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY