WARRANTY DEED

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Prepared By & Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00 $180,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Kelton	New Owner	10509032400
(NAME)	(NAME)	
908 Caruthers Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110042186 DEEDWARR
Recvd: 07/13/11 12:48 2 pgs
Fees:13.00 Taxes:666.37
20110713-0053607

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, **Edwin G. Kirkland and wife, Marie B. Kirkland**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeremy Kelton, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot 5 and the easterly 9.13 feet to Lot 4 on the Plan of the Subdivision of Harris and Eve's Lot No. 19, Jones and Dudley's Addition, Waverly Place, of record in. Book 332, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of Lot No. 4 front together 50 feet on the northerly side of Acklen, formerly Prospect Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Edwin G. Kirkland and wife, Marie B. Kirkland by Deed from Mary Frances Smith, unmarried, dated 06/14/1999 and filed for record on 06/16/1999 in Book 11531, Page 302, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. All matters as set forth per Deed Book 332, Page 114, said Register's Office.

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 1008 Acklen Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-3297
SMG TN Warranty Deed

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), their heirs and/or 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), their heirs and/or 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 our hands this 30th day of June, 2011.

Edwin G. Kirkland

Marie B. Kirkland

State of Tennessee
County of Williamson

Personally appeared before me Edwin G. Kirkland and Marie B. Kirkland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2011.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/23/13

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