WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110048338 DEEDWARR
Recvd: 08/08/11 12:05 2 pgs
Fees:13.00 Taxes:1069.30
20110808-0060832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Kimberly K Stokes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2011.

Karen B Weaver
Notary Public

MY COMMISSION EXPIRES: 11/7/11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Katherine Stokes	USAA Federal Savings Bank FSB	08306031300
(NAME)	(NAME)	
1512 Stratton Ave.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78288	
(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, **Jeremy Kelton, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Katherine Stokes, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly part of Lot Number Fourteen (14) on the Plan of Olivia W. Sharpe's Second Addition, as of record in Book 421, page 176, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at the southwest corner of 16th Street and Stratton Avenue, and running thence westerly with the southerly margin of said Avenue 104 feet to a point; thence southerly 71.3 feet to a point in the north line of the Tamble property; thence with the north line of the same easterly 103.9 feet to the westerly margin of 16th Street; thence with the westerly margin of said street, northerly 71.5 feet to the point of beginning.

Being the same property conveyed to Jeremy Kelton, unmarried, by Warranty Deed from Thomas R. Merrill, Kenneth Merrill, Rebecca Morgan and Michael Merrill, dated February 25, 2011, as of record in Instrument No. 20110225-0015700, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1512 Stratton Ave., Nashville, TN 37206

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this 4th day of August, 2011.

Jeremy Kelton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeremy Kelton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of August, 2011.

Notary Public

My Commission Expires: 12-04-2011

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY