WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055232 DEEDWARR
Recvd: 09/07/11 09:53 2 pgs
Fees:13.00 Taxes:573.50
20110907-0069102

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

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
John R. Kell and Maria M. Kell	Nationstar Mortgage, LLC	084-15-0-074.00
(NAME) 2334 Revere Place	(NAME) 109 Hazel Path, Ste. 8	
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Hendersonville, TN 37075	
(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, We, **Robert Earl Wilson**, a married man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R. Kell and Maria M. Kell, husband and wife** 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 Lot No. 30-A on the Plan of a Resubdivision of Lot 30 of Castlewood Estates, Section One, as of record in Book 5060, page 185, Register's Office for said County.

Being the same property conveyed to Earl B. Wilson and wife, Florine F. Wilson, by Warranty Deed from Robert L. Eatherly and wife, Francis B. Eatherly, dated July 5, 1960, of record in Book 3098, page 445, Register's Office for Davidson County, Tennessee. The said Earl B. Wilson died April 20, 2006, and said property was vested in Florine F. Wilson as surviving tenant by the entirety. The said Florine F. Wilson died January 5, 2009, and pursuant to her Last Will and Testament in Will Book 48, page 74, Office of the Probate Court of Rutherford County, Tennessee, interest in the subject property was devised to Robert Fuller Wilson. Robert Fuller Wilson died intestate on December 9, 2009, and the estate was admitted to Probate Court of Rutherford County, Tennessee, with the heirs at law being Terresia C. Wilson, Heather Elizabeth Wilson and Robert Earl Wilson.

And being the same property conveyed to Robert Earl Wilson by Quitclaim Deed from Terresia C. Wilson of record in Instrument No 20110907-0069100, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Robert Earl Wilson by Quitclaim Deed from Heather Keller, formerly known as Heather Elizabeth Wilson of record in Instrument No 20110907-0069101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 5060, page 185; Restrictions of record in Book 1726, page 191; Book 2450, page 469; and Book 2488, page 295; Easement for sanitary sewers an/or storm drainage of record in Book 4888, page 590, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2334 Revere Place, Nashville, Tennessee 37214
(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 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.

Valerie Wilson, wife of Robert Earl Wilson, joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to Robert Earl Wilson.

Witness our hands this 2 day of September, 2011.

Robert Earl Wilson

Valerie Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of September, 2011.

Notary Public

My Commission Expires:

12-06-2011

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY