WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $124,000.00.

Affiant

Subscribed and sworn to before me this 31 day of August, 2011.

Notary Public
My Commission expires: JAN 04 2014
(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:
Hanna B. Lee	Bank of America	095-11-0-186.00
2425 Springview Drive	P.O.Box 619003	
Nashville, TN 37214	Dallas TX 75261	

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, **Jeremy Kelton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hanna D. Lee, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on the plan of Merry Oaks Subdivision, Section 2, of record in Book 2133, page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeremy Kelton, unmarried, from L. C. Anderson, Trustee of the L. C. Anderson Living Trust, Dated December 29, 2003, by deed on December 17, 2010, of record in Instrument Number 20101217-0100631, Register's Office for Davidson County, Tennessee.

Grantor warrants that he 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 Book 2133, page 8, Register's Office Davidson County, Tennessee.

This is improved property known as: **2425 Springview Drive, Nashville, TN 37214**

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 August 31, 2011.

Jeremy Kelton

BILL GARRETT, Davidson County
Trans:T20110057218 DEEDWARR
Recvd: 09/15/11 09:01 2 pgs
Fees:13.00 Taxes:458.80
20110915-0071496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this August 31, 2011

My commission expires 7/6/15

Notary Public

