WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110070218 DEEDWARR
Recvd: 11/07/11 13:47 2 pgs
Fees:13.00 Taxes:155.40
20111107-0086954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAI KEHEW
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY
My Commission Expires 08-24-2013

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
Jeremy Kelton	Same As New Owner	094-02-0-215.00
(NAME)	(NAME)	
908 Caruthers Avenue	2005 Eastside Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN	
(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, **Don William Raymond, Billy Raymond, Leo Raymond, James Raymond, Anthony Raymond, Daniel Raymond, Marie Smith, Frances Raymond, Larry Raymond and Barney Raymond**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Kelton, unmarried** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the south part of Lot No. 17 on the Map of United Electric Railway Plan, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on the north side of Eastside Avenue and runs back between parallel lines 150 feet to a 10-foot alley in the rear.

Being the same property conveyed to Doyce R. Raymond by Warranty Deed from Ruby Lee Denney, unmarried, dated July 15, 1993, as of record in Book 9015, page 921, Register's Office for Davidson County, Tennessee. The said Doyce R. Raymond died on April 15, 2008, and by his Will, he devised this property to his wife, Violet Lavada Raymond. Violet Lavada Raymond died intestate on March 11, 2011 (see Davidson County Probate Court Docket No. 11P-644). AND Being the same property conveyed to Don William Raymond, Billy Raymond, Leo Raymond, James Raymond, Anthony Raymond, Daniel Raymond, Marie Smith, Frances Raymond, Larry Raymond and Barney Raymond by Quitclaim Deed from Don William Raymond as the Administrator of the Estate of Violet Lavada Raymond, dated September 12, 2011, of record in Instrument No. 20110915-0071562, Register's Office for Davidson County, Tennessee.

The Grantors do hereby warrant, covenant and certify that the subject property is not their homestead as defined by statue.

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 Grantors; All matters appearing on the Map of record in Book 161, page 8; Easement for sewer of record in Book 1149, page 649, and Easement of record in Book 2694, page 207, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2005 Eastside Avenue, Nashville, Tennessee 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 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.

Witness our hands this 1st day of November, 2011.

Don William Raymond
Don William Raymond

Daniel Raymond
Daniel Raymond

Billy Raymond
Billy Raymond

Marie Smith
Marie Smith

Leo Raymond
Leo Raymond

Frances Raymond
Frances Raymond

James Raymond
James Raymond

Larry Raymond
Larry Raymond

Anthony W Raymond
Anthony Raymond

Barney Raymond
Barney Raymond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Don William Raymond and Billy Raymond and Leo Raymond and James Raymond and Anthony Raymond and Daniel Raymond and Marie Smith and Frances Raymond and Larry Raymond and Barney Raymond, 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 Nashville, Tennessee, this 1st day of November, 2011.

Jai Kehew
Notary Public

My Commission Expires: _____

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013