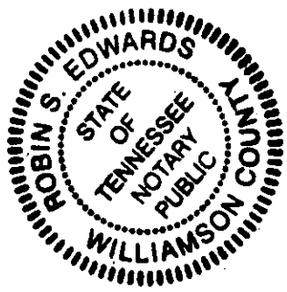
WARRANTY DEED

Record and Return
Tennessee Title Services
6 Cadillac Dr S-100
Brentwood, TN 37075



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $239,000.00.

Cindy O'Neil
Affiant

Subscribed and sworn to before me this 17th day of February, 2012.

Robin S Edwards
Notary Public
My Commission expires: 2/4/2015
(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:
Scarlett Dee Sharpe	Brand Mortgage Group	094-02-0-114.00
1807 Eastside Avenue	6224 Sugarloaf Pkwy. Ste 200	
Nashville, TN 37206	Duluth, GA 30097	

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 **Scarlett Dee Sharpe, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 119 on the plan of United Electric Railway Company's Addition, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 119 fronts 50.0 feet on the northerly side of Eastside, formerly Ashworth Avenue, and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Jeremy Kelton, from Max Kenneth Koffman, unmarried, by deed on May 13, 2011, of record in Instrument Number 20110523-0039343, 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 161, page 8, Register's Office Davidson County, Tennessee.

This is improved property known as: **1807 Eastside Avenue, Nashville, TN 37206**

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 February 17, 2012.

Jeremy Kelton

BILL GARRETT, Davidson County
Trans:T20120013532 DEEDWARR
Recvd: 02/24/12 08:40 2 pgs
Fees:13.00 Taxes:884.30
20120224-0016022

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 February 17, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY