(2)

BILL GARRETT, Davidson County
Trans:T20120044065 DEEDWARR
Recvd: 06/14/12 13:58 2 pgs
Fees:13.00 Taxes:508.75
20120614-0052336

WARRANTY DEED

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-18-2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Kelton	New Owner	091-15-0-121.00
(NAME) 908 Carruthers Ave	(NAME)	
(ADDRESS) Nashville TN 37204	(ADDRESS)	
(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, **Olyn M. Taylor, Jr. and Shirley T. Singleton and Doris D. Bradley, Heirs at Law of the Estate of Juanita Taylor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Kelton, unmarried**, 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 the South 45 feet of the North 135 feet of the West 120 feet of Block 12, on the Map of Realty Savings Bank and Trust Company's Revised West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said county and described more particularly as follows:

Said part of said Block 12 fronts 45 feet on the easterly side of 53rd Avenue, North, formerly 12th Street, and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Olyn M. Taylor and wife, Juanita Taylor by deed dated July 12, 1961 from Ruby Lee Jones of record in Book 3252, Page 97, Register's Office for Davidson County, Tennessee. The said Olyn M. Taylor died survived by his wife, Juanita Taylor who thereafter died on June 7, 2011 survived by her Heirs at Law being Olyn M. Taylor, Jr. and Shirley T. Singleton and Doris D. Bradley.

unimproved ☐

This is improved ☒ property, known as **308 53rd Avenue, Nashville, TN 37209**

(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 **8th day of June, 2012.**

Doris D. Bradley

Olyn M. Taylor, Jr.

Shirley T. Singleton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Olyn M. Taylor, Jr. and Shirley T. Singleton and Doris D. Bradley** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public