WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/12 14:44 2 pgs
Fees:13.00 Taxes:473.60
20120706-0059723

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$128,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of July, 2012

Notary Public

My Commission expires: 8/19/14
(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:
Kelton Investments, LLC	New Owner	08311004800
2550 Meridian Blvd, Ste. 350		
Franklin, TN 37067		

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, **Dwayne Hendrixson and wife, Tina Hendrixson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelton Investments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 76 on the map of Rolling Acres, as of record in Book 1130, Page 34 Register's Office for said County, to which plan reference is here made for complete description.

Being the same property conveyed to Dwayne Hendrixson and wife, Tina Hendrixson from Hollie Averson Farris, Jr., a one-half (1/2) undivided interest in and to said real estate; and unto Gaylen Lawrence Greve and wife, Vicki Carlotta Greve, a one-half (1/2) undivided interest in and to said real estate by Warranty Deed on February 24, 2000 of record in Instrument Number 20000228-0018907, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1140, Page 182 and Book 1181, Page 401, Register's Office for Davidson County, Tennessee.

This is improved property known as: **532 Skyview Drive, 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 July 6, 2012.

Dwayne Hendrixson

Tina Hendrixson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dwayne Hendrixson and Tina Hendrixson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 6, 2012

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY