WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

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
Kelton Investments, LLC	NEW OWNER	083-14 278.00
(NAME)	(NAME)	
2550 Meridian Blvd., Ste 350		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067-6383		
(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, **Floyd W. Veach and Steven W. Veach**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelton Investments, LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 131 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 131 fronts 50 feet on the northerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leo Veach, unmarried, by Warranty Deed from B. V. Jones and wife, Ruth Tindall Jones, dated May 15, 1973, of record in Book 4708, page 13, Register's Office for Davidson County, Tennessee. Leo Veach a/k/a William Leo Veach died testate on February 3, 2003, and per Affidavit of Heirship and Last Will and Testament of William Leo Veach, of record in Instrument No. 20030519-0067742, Register's Office for Davidson County, Tennessee, he devised a life estate in said property to his son, Steven Wayne Veach, and upon his death, the remainder in fee simple to his son, Floyd Wesley Veach.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 57, page 130; of record in the Register's Office for Davidson County, **Tennessee.**

unimproved ☐

This is improved ☒ property, known as 1905 Boscobel Street, Nashville, TN 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

BILL GARRETT, Davidson County
Trans:T20120052728 DEEDWARR
Recvd: 07/18/12 08:21 2 pgs
Fees:13.00 Taxes:518.00
20120718-0062964

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 13th day of July, 2012.

Floyd W. Veach

Steven W. Veach

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Floyd W. Veach and Steven W. Veach, 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 13th day of July, 2012.

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

Notary Public

My Commission Expires: