BILL GARRETT, Davidson County
Trans:T20120052794 DEEDWARR
Recvd: 07/18/12 09:58 2 pgs
Fees:13.00 Taxes:1554.00
20120718-0063062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 420,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DENISE CEULE	**SUNTRUST MORTGAGE**	**08309007100**
1302 GARTLAND AVENUE	**901 SEMMES AVE**	
NASHVILLE, TN 37206	**RICHMOND, VA 23224**	
		FILE: ST2012-0613

FOR AND IN 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 ACKNOWLEDGE, WE,

CHAD FOLK, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DENISE CEULE, 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 westerly half of Lot No. 5 of Block 2 of D.H. Bailey's Subdivision of part of the Allison Property, as of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO CHAD FOLK, UNMARRIED BY WARRANTY DEED FROM GORDON L ROBISON AND MICHAEL S BURCHFIEL, BOTH UNMARRIED DATED 06/26/00 AND RECORDED ON 07/03/00 IN INSTRUMENT NO. 200007030065794, SAID REGISTER'S OFFICE FOR SAID COUNTY.

KATHRYN D. FOLK HEREBY JOINS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 161, Page 73, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1302 GARTLAND AVENUE, NASHVILLE, TN 37206.

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 in 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 my/our hand(s) this 13th day of July, 2012.

CHAD FOLK

KATHRYN D. FOLK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHAD FOLK AND KATHRYN D. FOLK, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2012.

Notary Public

My Commission Expires:_____

