This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $158,000.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2012.

Notary Public
My commission expires: 09/09/14

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Annie Gaffron 1125 Shelton Avenue Nashville, TN 37216	Prime Lending 18111 Preston Rd. Ste 900 Dallax, TX 75252	72-3-296

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JANET D. KURTZ, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANNIE GAFFRON, AN UNMARRIED WOMAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being the westerly 50.0 feet of Lot No. 81 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said Westerly part of Lot No. 81 fronts 50.0 feet on the northerly side of Shelton Avenue and runs back between parallel lines with the easterly margin of Widsor Street 175.0 feet and on the east line 176.5 feet, more or less, to the south line of Lot No. 94.

Being the same property conveyed to Janet D. Kurtz-Hoeft by Quitclaim Deed from Nathan K. Hoeft of record in Instrument No. 20051229-0156045; dated November 22, 2005; said Register's Office.

The said Janet D. Kurtz-Hoeft and Janet D. Kurtz are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1125 Shelton Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of July, 2012.

Janet D. Kurtz

BILL GARRETT, Davidson County
Trans:T20120058139 DEEDWARR
Recvd: 08/06/12 14:59 2 pgs
Fees:13.00 Taxes:584.60
20120806-0069941

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janet D. Kurtz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2012.

My commission expires: 09/09/14

Notary Public

