RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130200103

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130016009 DEEDWARR
Recvd: 02/26/13 15:46 2 pgs
Fees:13.00 Taxes:1387.50
20130226-0019278

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of FEBRUARY, 2013

Notary Public

MY COMMISSION EXPIRES: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEAN SHORTLAND **1301 EASTLAND AVENUE** **NASHVILLE, TN 37026**	F&M Bank 10 cadillac Drive Ste 100 Brentwood, TN 37027	**083-05-0-272.00**

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 ACKNOWLEDGED, WE,

MICHAEL C. KESSEN AND WIFE, VIRGINIA ANNE KESSEN

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

DEAN SHORTLAND

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 easterly 45.0 feet, front, and 20 ½ feet, rear, of Lot No. 27 and the westerly 15.0 feet, front and rear, of Lot No. 28 on the Plan of Edgewood, E.T. Brown's Subdivision of the Bransford Place, as of record in Book 332, Page 73, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 27 and 28 adjoin and front together 60.0 feet on the northerly side of Eastland Avenue and extend back, 160.0 feet on the easterly line and 162 ½ feet on the westerly line, along the easterly margin of a 15.0 foot alley, to a 12.0 foot alley in the rear, measuring 35 ½ feet thereon.

BEING the same property conveyed to Michael C. Kessen and wife, Virginia Anne Kessen, by Warranty Deed from Walter N. Brostrom and wife, Judith M. Brostrom, dated 6/14/90 and recorded 6/15/90 in Book 8132, Page 19, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1301 EASTLAND AVENUE, NASHVILLE, TN 37026**
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 22nd day of FEBRUARY, 2013.

Michael C. Kessen
MICHAEL C. KESSEN

Virginia Anne Kessen
VIRGINIA ANNE KESSEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL C. KESSEN AND WIFE VIRGINIA ANNE KESSEN the bargainor(s) 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 and official seal at Nashville, Tennessee, this 22nd day of FEBRUARY, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014