13-1-074

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of March, 2013 by and between **George Stevens**, hereinafter referred to as GRANTOR, and **Jonathan C. Wall and Kesha J. Wall, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lot Number 2 on the Plan of Kimpalong Place Subdivision of Lot Numbers 35 & 36 of record in Plat Book 4060, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot Number 2 fronts 65 feet on the Northerly margin of Kimpalong Avenue and extends back between parallel lines 175 to a dead line in the rear.

Being the same property conveyed to George Stevens by Warranty Deed from Noble Properties, Inc., dated June 22, 2012, recorded July 9, 2012, of record in Instrument 201207090060093, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Noble Properties, Inc. by Warranty Deed from Aubrey Hiam, dated April 25, 2012, recorded on April 26, 2012, of record in Instrument 201204260035692, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated April 10, 2012, recorded April 17, 2012, of record in Instrument 201204170032616, Register's Office for Davidson County, Tennessee.

This ~~property~~ was never the residence of George Stevens or spouse.

This is [X]improved [ ]unimproved property known as: 3904 Kimpalong ~~Drive~~ Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

George Stevens

BILL GARRETT, Davidson County
Trans:T20130024695 DEEDWARR
Recvd: 03/27/13 10:16 2 pgs
Fees:13.00 Taxes:2416.10
20130327-0029874

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, George Stevens, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22nd day of March, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Jonathan C. Wall and Kesha J. Wall
3904 Kimpalong Ave
Nashville, TN 37205

Send Tax Statements to:

SAME AS NEW OWNER

Map & Parcel 103-16-0-117

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $653,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Suzanne Thomas
Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of March, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-074