NEW OWNER:

C. Hunter Kitchens
4703 Richmar Court
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0168

Map 146
Group 04-0
Parcel 055.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130031063 DEEDWARR
Recvd: 04/16/13 11:27 2 pgs
Fees:13.00 Taxes:938.69
20130416-0037758

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FIFTY-THREE THOUSAND SEVEN HUNDRED and 00/100 Dollars ($253,700.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL and FRANK BRYANT,** ("Grantor"), have this day bargained and sold and by these presents do hereby transfer and convey unto **C. HUNTER KITCHENS, unmarried,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 768 on the plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Blackwell and Frank Bryant by Warranty Deed from Kristy Lynn Nolan, devisee under the Last Will & Testament of Reba J. Basham, (formerly known as Reba J. Primm), dated August 17, 2012, and of record in Instrument No. 20120905-0080351, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4703 Richmar Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of March, 2013.

JOHN BLACKWELL

FRANK BRYANT

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN BLACKWELL and FRANK BRYANT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **March**, 2013.

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 6-2-2013

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The actual consideration or value, whichever is greater, for this transfer is **$253,700.00**.

Jessica Brooks
AFFIANT

Sworn to and subscribed to before me this 29th day of **March**, 2013.

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 6-2-2013