WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $110,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JULY, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5453 KEETON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua M. Keeton	Same	071-12-0-266.00
905 Ward Street		
Nashville, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEVIN A. WOLFE, AND WIFE, KRYSTA R. WOLFE

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

JOSHUA M. KEETON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 905 Ward Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 9th day of July, 2013.

Kevin A. Wolfe

Krysta R. Wolfe

STATE OF West Virginia
COUNTY OF Preston

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, KEVIN A. WOLFE AND KRYSTA R. WOLFE, the bargainor(s), 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 Morgantown WV, this 9th day of July, 2013.

Notary Public Kerry C Westfall

My Commission Expires: Dec 20, 2020

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
KERRY C. WESTFALL
75 Penny Lane, Reedsville, WV 26547
My Commission Expires December 20, 2020

BILL GARRETT, Davidson County
Trans:T20130060200 DEEDWARR
Recvd: 07/15/13 14:54 2 pgs
Fees:13.00 Taxes:410.33

20130715-0073087

13-C5453 KEETON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of the Easterly 60 feet of the West 190 feet of Lots Numbers 1, 2, and 3 on the map of T.I. Ward's Subdivision of certain lots Williams and Haye's Company's Belleview Plan of record in Book 974, Page 48, Register's Office for said County. Said part of said lots front 60 feet of the North side of Ward Street and runs back between parallel lines, 161 feet to a dead line. This property is improved and known as 905 Ward Street, Nashville, Tennessee. Being the same property conveyed to Kevin A. Wolfe and wife, Krysta R. Wolfe by Warranty Deed from Richard Block, recorded on the 2nd day of May, 2011 in Instrument No. 20110502-0033178, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T.I. WARD'S SUBDIVISION OF WILLIAMS AND HAYE'S COMPANY'S BELLEVIEW PLAN, as recorded in Plat Book 974, Page(s) 48, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).