BILL GARRETT, Davidson County
Trans:T20130065949 DEEDWARR
Recvd: 08/01/13 14:31 2 pgs
Fees:13.00 Taxes:710.68
20130801-0080359

Warranty Deed

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,075.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aaron Kaalberg Julie Kaalberg	SWBC Mortgage Corp.	
1158 Greenland Avenue	9311 San Pedro Ave, Suite 100	061-12-0-201.00
Nashville, TN 37216	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALLEN L. WILLIAMS, TRUSTEE AND JANICE S. WILLIAMS, TRUSTEE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON KAALBERG AND JULIE KAALBERG, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 98 feet of Lot No. 28 on the map of the subdivision of part of the Greenland Tract, as of record in Plat Book 421, Page 40, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 98 feet on the southerly side of Greenland Avenue and runs back between parallel lines from the center of said Avenue, 440 feet to a dead line.

Being the same property conveyed to Allen L. Williams and Janice S. Williams, Trustees of the A & J Trust by Quitclaim Deed from Douglas Ray Payne and Martha Kelly Payne, Trustees of the Douglas Ray Payne and/or Martha Kelly Payne Revocable Living Trust of record at Instrument No. 20130227-0019591, Register's Office for Davidson County, Tennessee, dated February 25, 2013 and recorded on February 27, 2013.

Being the same property previously conveyed to Douglas Ray Payne and Martha Kelly Payne, Trustees of the Douglas Ray Payne and/or Martha Kelly Payne Revocable Living Trust by Quitclaim Deed from Douglas Ray Payne and Martha Kelly Payne of record in Instrument No. 20030818-0119326, in the Register's Office for Davidson County, Tennessee, dated August 12, 2003 and recorded August 18, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1158 Greenland 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2013.

A&J TRUST

Allen L. Williams, Trustee

Janice S. Williams, Trustee

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allen L. Williams, Trustee and Janice S. Williams, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2013.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017