This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

Record & Return To:
Watauga Title Company
156 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jay J. Klima
8014 Arbor Drive
Nashville, Tennessee 37221

MORTGAGEE:
Navy Federal Credit Union
5505 Heritage Oaks Drive
Pensacola, FL 32526

BILL GARRETT, Davidson County
Trans:T20130068340 DEEDWARR
Recvd: 08/08/13 15:10 3 pgs
Fees:18.00 Taxes:629.00
20130808-0083482

SEND TAX BILL TO:
Mortgagee

MAP	**128-14**
GROUP	
PARCEL	**134.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew H. Givens, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jay J. Klima, unmarried**, hereinafter called the GRANTEE, his 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 Lot No. 65 on the Plan of Section Three, Harpeth Park, of record in Plat Book 4175, page 14, Register's Office, Davidson County, Tennessee.

Said Lot No. 65 fronts 113.00 feet on the southwesterly margin of Arbor Drive and extends back 173.00 feet on the northwesterly line and 161.69 feet on the southeasterly line to a dead line in the rear, measuring 56.81 feet thereon.

Being the same property conveyed to Marilynn L. Givens* and Andrew H. Givens, joint tenants with right of survivorship, by deed Quitclaim Deed dated November 14, 2012 from Marilynn L. Givens of record in Instrument no. 20121114-0104748, Register's Office for Davidson County, Tennessee. *The said Marilynn L. Givens has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **8014 Arbor Drive, Nashville, Tennessee 37221.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 my hand this the **2nd** day of **August, 2013.**

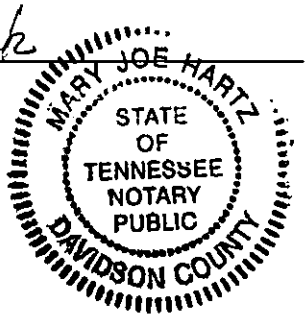
Andrew H. Givens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Andrew H. Givens, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of August, 2013.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of August, 2013.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/3/2016

