(1) Return to: Bridgehouse Title

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$46,000.00.**

Affiant Coreen Newcomb

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

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kelton Homes, LLC	SAME	133-06-0-015.00
908 Caruthers Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christine Estes**, unmarrried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelton Homes, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 307 on the plan of Sunrise Heights Addition, of record in Book 421, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christine Estes and husband, Chester F. Estes, by deed from David M. Birchett and wife, Paula Birchett, on June 10, 2005, of record in Instrument Number 20050623-0072144 , Register's Office for Davidson County, Tennessee. And further conveyed as per terms of Divorce Decree to Christine Estes by Quitclaim Deed from Chester F. Estes on June 28, 2010 of record in Instrument Number 20100629-0050706, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 2, Register's Office Davidson County, Tennessee.

This is improved property known as: **406 Veritas Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this .

Christine Estes

BILL GARRETT, Davidson County
Trans:T20130068905 DEEDWARR
Recvd: 08/12/13 09:56 2 pgs
Fees:13.00 Taxes:170.20
20130812-0084180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christine Estes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 31st day of July, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY