BILL GARRETT, Davidson County
Trans:T20130072919 DEEDWARR
Recvd: 08/23/13 08:58 2 pgs
Fees:13.00 Taxes:665.63
20130823-0088968

(1)

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131044

Mail To:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Send Tax Bills To:
Suntrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

New Owner is:
Jerry L. Kettles
7367 Rolling River Parkway
Nashville, TN 37221

MAP: 141-15-0A

PARCEL: 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Billy J. Harper and wife, Martha H. Harper**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jerry L. Kettles and wife, Elizabeth A. McSwiney**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **7367 Rolling River Parkway, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section I, Rolling River Estates, of record in Plat Book 4860, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Billy J. Harper and wife, Martha H. Harper by Warranty Deed from Ellis E. Gwyn and wife, Catherine H. Gwyn dated 6/29/09 and recorded 7/1/09 in Instrument Number 20090701-0061178, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of August, 2013.

GRANTOR(S):

BILLY J. HARPER

MARTHA H. HARPER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Billy J. Harper and Martha H. Harper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of August, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$179,900.00**.

AFFIANT

SWORN TO and subscribed before me this 20th day of August, 2013.

NOTARY PUBLIC
My commission expires: _____

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