WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $37,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2013.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

CARL E. DUNPHY II · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

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 Investments, LLC	SAME	072-11-0-141.00
908 Caruthers Avenue		
Nashville, TN 37204		

Davidson County DEEDWARR
Recvd: 09/05/13 15:33 2 pgs
Fees:13.00 Taxes:136.90
20130905-0094039

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, **Terry Lee Mitchell, individually and as Administrator of The Estate of Bobby Wayne Mitchell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelton Investments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 75 feet of Lots Nos. 164, 165, and 166 on the plan of Waters Place, of record in Book 332, page 136 and 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots Nos 164, 165 and 166 front 75 feet on the easterly side of Branch, formerly McKinney Avenue and run back 166.35 feet, more or less, on the northerly line and 169.8 feet on the southerly line, with the northerly margin of an alley, to the westerly line of Lot No. 167, measuring 75 feet thereon.

Being the same property conveyed to Bobby Mitchell, by deed from Barbara Gayle Key, unmarried, on June 8, 2002, of record in Instrument Number 20020618-0073785, Register's Office for Davidson County, Tennessee. The said Bobby Mitchell died instestate, a resident of Davidson County, Tennessee on September 30, 2012, leaving his son, Terry Lee Mitchell as his only heir-at-law. The Estate of Bobby Wayne Mitchell was admitted to probate on May 1, 2013 at Cause No. 13P-764, Probate Court for Davidson County, Tennessee. Terry Lee Mitchell qualified and was named Administrator of the Estate of Bobby Wayne Mitchell.

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 332, page 136 and 137, Register's Office Davidson County, Tennessee.

This is improved property known as: **2408 Branch Street, Nashville, TN 37206**

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 August 30, 2013.

The Estate of Bobby Wayne Mitchell

By Terry Mitchell, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Terry Mitchell, individudally and as Adminsistrator of The Estate of Bobby Wayne Mitchell 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 August 30, 2013

My commission expires 7/6/15

Notary Public

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY