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

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Clay Kelton
P. O. Box 41934
Brentwood, TN 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Lincoln Home loans
2400 Crestmoor Road
Nashville, TN 37027

MAP **105-11**
GROUP
PARCEL **191.00**

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, **Mark S. Dewberry, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Clay Kelton**, 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:

A tract of land in the 6th Civil District of Davidson County, Tennessee, being described as follows:

Beginning on the westerly margin of Carvell Avenue, 50 feet south of the southeast corner of the property conveyed to W. A. Carvell and wife, by deed from Allen L. Carvell and wife, of record in Book 1717, page 311, Register's Office, Davidson County, Tennessee; thence westwardly parallel to and 50 feet south of the southerly line of said Carvell property 100 feet to the easterly line of Block B on the plan of the subdivision of part of Sopia M. Neal property, of record in Book 1130, page 4, said Register's Office; thence with said line southwardly 100 feet; thence eastwardly 100 feet to the westerly margin of said Carvell Drive; thence with said drive northwardly 100 feet to the beginning.

Being the same property conveyed to Mark S. Dewberry, unmarried by deed dated October 10, 1986 from N & C Properties, a Partnership of record in Book 7011, page 542, Register's Office for Davidson County, Tennessee.

*This property is not, nor has it ever been Mark S. Dewberry's primary residence.

BILL GARRETT, Davidson County
Trans:T20130079091 DEEDWARR
Recvd: 09/12/13 10:19 3 pgs
Fees:18.00 Taxes:414.68
20130912-0096228

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 **1702 Carvell Ave, Nashville, Tennessee 37203.**

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 28 day of **August, 2013.**

Mark S. Dewberry

Mark S. Dewberry

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark S. Dewberry**, the bargainor, 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 ~~30~~ 28th day of August, 2013.

Patricia B Henderson
NOTARY PUBLIC

PATRICIA B HENDERSON
MY COMMISSION EXPIRES
DEC. 10 2016
FAYETTE CO., GEORGIA
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $112,075.00.

AFFIANT

Subscribed and sworn to before me on this ~~30~~ 6th day of ~~August~~ Sept., 2013.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5.3.16