WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 50,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2013.

Valerie L. Kane
Notary Public

MY COMMISSION EXPIRES: 6/4/17
(AFFIX SEAL)

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelton Investments, LLC	NEW OWNER	091-02 195.00
(NAME)	(NAME)	
2550 Meridian, Ste. 350		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **The Estate of Herbert W. Spray**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelton Investments, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11 of Block No. 19 on the Plan of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jerry Duncan and wife, Frances Duncan, by Installment Deed from Buford M. Davenport, dated October 16, 1979, of record in Book 5514, page 673, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Frances Duncan, unmarried, by Quitclaim Deed from Jerry Duncan and wife, Frances Duncan, and Donald Arkovitz, Trustee, dated August 28, 1981, of record in Book 5791, page 786, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Herbert W. Spray and wife, Frances A. Spray, as tenants by the entireties, by Quitclaim Deed from Frances Duncan and Donald Arkovitz, Trustee, dated July 1, 1987, of record in Book 7285, page 167, Register's Office for Davidson County, Tennessee. The said Frances A. Spray having since died and subject property was vested in Herbert W. Spray as surviving tenant by the entirety. The said Herbert W. Spray died intestate on March 16, 2013 (see Probate No. 13P715, Probate Court for Davidson County, Tennessee)

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, and subject to the estate of Herbert W. Spray, Probate No. 13P715, Probate Court for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6010 California Ave., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20130093517 DEEDWARR
Recvd: 11/01/13 09:13 2 pgs
Fees:13.00 Taxes:185.00

20131101-0113363

Witness my hand this 30th day of October, 2013.

The Estate of Herbert W. Spray

By: _____
Jennifer Spray, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jennifer Spray, Executor of the Estate of Herbert W. Spray, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2013.

_____
Notary Public

My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017