NEW OWNER:

Kyle L. Sankbeil
1523 McKinnie Ave
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~ Bank of America, N.A.
101 South Tryon Street
Charlotte, NC 28255

FILE NO: 13-1083

083-02-0-239.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130100178 DEEDWARR
Recvd: 11/26/13 13:57 3 pgs
Fees:18.00 Taxes:536.50
20131126-0121455

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Five Thousand and 00/100 Dollars ($145,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TRISTIN JOHNSON-WILLIAMS, f/k/a TRISTIN JOHNSON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KYLE L. SANKBEIL, A SINGLE MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Clark Heights, Section I, as of record in Book 2854, Page 37, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the Northerly side of McKennie Avenue and runs back 154.4 feet on the Westerly line of 154.2 feet on the Easterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Tristin Johnson, unmarried by Warranty Deed from David E. Clemons and wife, Mary F. Clemons, recorded on the 5th day of February, 2007 in Instrument No. 20070205-0014682, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property know as 1523 McKennie Avenue, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22 day of **November, 2013**.

TRISTIN JOHNSON-WILLIAMS

WALTER L. WILLIAMS, JR. joins in this conveyance for the purpose of conveying any marital interest he may have in the above property

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TRISTIN JOHNSON-WILLIAMS, ~~&~~ Walter L. Williams, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 22 day of **November, 2013**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **145,000.00** .

AFFIANT

Sworn to and subscribed to before me 25th day of **November, 2013**.

NOTARY PUBLIC

My commission expires: 10/18/2016

