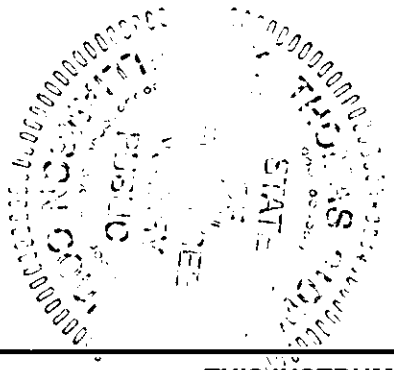
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelton Investments, LLC	NEW OWNER	06103008000
(NAME)	(NAME)	
2550 Meridian Boulevard		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067-6838		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130105766 DEEDWARR
Recvd: 12/19/13 12:10 3 pgs
Fees:18.00 Taxes:185.00

20131219-0128257

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janie M. Stanley and Patricia Gooch, Co-Conservators of the Estate of Jessica Nicole Dennis and Patricia Lynne Gooch and Rebecca M. Richardson, Co-Administrators of The Estate of Laura Morton Dennis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelton Investments, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Bradford Heights Subdivision, as shown on plat of record in Plan Book 1835, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Laura Morton Dennis by Quit Claim Deed dated 06/15/2010 from Lee Roy Young of record in Instrument 201006290050869, Register's Office for Davidson County, Tennessee. Laura Morton Dennis having died January 28, 2013 intestate, thereby leaving property to her only heir-at law, Jessica Nicole Dennis.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per Plan Book 1835, Page 84, said Register's Office.
Restrictive Covenants of record in Book 1882, Page 613, said Register's Office.
All matters set out in document including but not limited to restrictions of record in Book 1882, Page 523, said Register's Office.
County of Davidson property taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2013 property taxes have been prated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1018 Joyce Lane, Nashville, TN 37216
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 13th day of December, 2013.

JANIE M. STANLEY AND PATRICIA GOOCH, CO-CONSERVATORS OF THE ESTATE OF JESSICA NICOLE DENNIS

Janie M. Stanley
Co-Conservator

Patricia Gooch
Co-Conservator

PATRICIA LYNNE GOOCH AND REBECCA M. RICHARDSON, CO-ADMINISTRATORS OF THE ESTATE OF LAURA MORTON DENNIS

Patricia Lynne Gooch
Patricia Lynne Gooch
Co-Administrator

Rebecca M. Richardson
Rebecca M. Richardson
Co-Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Janie M. Stanley**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Conservator of the Estate of Jessica Nicole Dennis**, and is authorized by the estate to execute this instrument on its behalf.

This the 13th day of December, 2013.

Notary Public

My commission expires:

Notary Seal present, but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia Gooch**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Conservator of the Estate of Jessica Nicole Dennis**, and is authorized by the estate to execute this instrument on its behalf.

This the 13th day of December, 2013.

Notary Seal present, but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia Lynne Gooch**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Administrator of the Estate of Laura Morton Dennis**, and is authorized by the estate to execute this instrument on its behalf.

This the 13th day of December, 2013.

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

My commission expires: 11/15/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rebecca M. Richardson**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Administrator of the Estate of Laura Morton Dennis**, and is authorized by the estate to execute this instrument on its behalf.

This the 13th day of December, 2013.

Notary Public

My commission expires:
11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds