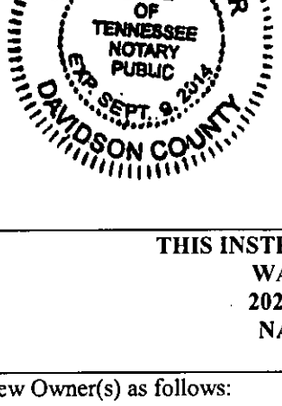
PICK-UP

BILL GARRETT, Davidson County
Trans:T20130107792 DEEDWARR
Recvd: 12/30/13 14:43 2 pgs
Fees:13.00 Taxes:506.90
20131230-0130880

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of December, 2013.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Allen L. Williams & Janice S. Williams, Trustees of the A&J Trust	New Owner(s)	
1507 Holly Street		061-12-0-201.00 (part of)
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AARON KAALBERG AND JULIE KAALBERG, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN L. WILLIAMS AND JANICE S. WILLIAMS, TRUSTEES OF THE A&J TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit B on the Plan of Homes at 1158 Greenland, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions for Homes at 1158 Greenland, a Horizontal Property Regime with Private Elements of record in Instrument No. 20131213-0126500 with Plat attached as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Douglas Ray Payne and Martha Kelly Payne, Trustees of the Douglas Ray Payne and/or Martha Kelly Payne Revocable Living Trust by Quitclaim Deed from Douglas Ray Payne and Martha Kelly Payne of record in Instrument No. 20030818-0119326, in the Register's Office for Davidson County, Tennessee, dated August 12, 2003 and recorded August 18, 2003.

Being a portion of the same property conveyed to Allen L. Williams and Janice S. Williams, Trustees of the A & J Trust by Quitclaim Deed from Douglas Ray Payne and Martha Kelly Payne, Trustees of the Douglas Ray Payne and/or Martha Kelly Payne Revocable Living Trust of record at Instrument No. 20130227-0019591, Register's Office for Davidson County, Tennessee, dated February 25, 2013 and recorded on February 27, 2013.

Being a portion of the same property conveyed to Aaron Kaalberg and Julie Kaalberg, husband and wife by Warranty Deed from Allen L. Williams and Janice S. Williams, Trustees of the A & J Trust of record in Instrument No. 20130801-0080359, in the Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded August 1, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 1158 Greenland Ave., Unit B, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of December, 2013.

Aaron Kaalberg

Julie Kaalberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron Kaalberg and Julie Kaalberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of December, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY