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BILL GARRETT, Davidson County
Trans:T20140000912 DEEDWARR
Recvd: 01/06/14 12:02 4 pgs
Fees:23.00 Taxes:505.05
20140106-0001168

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2014..

Notary Public

MY COMMISSION EXPIRES: 9/22/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ziv Y. Gottlieb	F&M Bank	103010048.00
(NAME)	(NAME)	
6036 Neighborly Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37040	
(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, WE, **The Estate of Edith Kelton** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ziv Y. Gottlieb a single man,** 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:

Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 on the Plan of the Cowden Home Tract, Section 7, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, June 20, 1952, as follows:

Beginning on the northerly margin of John B. Street now Neighborly Avenue at its intersection with the easterly margin of Cowden Avenue, now Marcia Avenue; thence with said Avenue, North 28 degrees 30' west 143 feet to the corner of lots Nos. 5 and 6; thence north 68 degrees 30' east 100 feet to the common corner of lots Nos. 5, 7 and 8; thence with the line between lots Nos. 7 and 8, south 28 degrees 30' east 143 feet to the northerly margin of John B. Street, now Neighborly Avenue; thence with the northerly margin of same, south 65 degrees 30' west 100 feet to the beginning.

Being the same real property conveyed to Lester Paul Kelton and wife, Edith Kelton, by two deeds from John B. Cowden, one dated August 1, 1952, filed February 16, 1953, and recorded in Book 2135, Page 344, and the other dated May 20, 1952, filed February 16, 1953, and recorded in Book 2135, Page 330, Register's Office for said County, and by Quitclaim Deed dated March 3, 1953, filed March 9, 1953, and recorded in Book 2138, Page 120, said Register's Office. The said Lester Paul Kelton has since died on December 30, 1958 survived by his wife Edith Kelton. The said Edith Kelton died Testate on April 22, 2008 and by Will probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 13P-1674 devised said property to Lester Paul Kelton, Jr. Lois Ann Painter, Alma Christine Wilson (now Hennessee) and Henry Wallace Kelton. The said Henry Wallace Kelton has since died testate on February 7, 2013 and by Will Probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 13P-1769 his interest was devised to Robert D. Gibbs, Tonya M. Anderson, Wanda G. Jackson, Justin Brandon Mitchner, Daniel Todd Mitchner and Joshua Ryan Mitchner.

unimproved ☐

This is improved ☒ property, known as **6036 Neighborly Avenue, 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.

Alma Christine Wilson by Lester Kelton

Alma Christine Wilson, (Now Hennessee)
By: Lester Paul Kelton, Jr. as Attorney-in-Fact*

Lois Ann Painter by Lester Kelton

Lois Ann Painter
By: Lester Paul Kelton, Jr. as Attorney-In-Fact**
aka Lester Kelton, pursuant to Power of Attorney of recored in Inst. No. 20140106000 1165, RODCT.
20140106000 1166

Wanda Gale Jackson

Wanda Gale Jackson
By: Evelyn Gibbs, as Attorney-In-Fact ***

by Evelyn Gibbs

***pursuant to Power of Attorney of record in Inst. No. 20140106000 1167, RODCT.

Tonya M. Anderson

Tonya M. Anderson

Joshua Ryan Mitchner

Joshua Ryan Mitchner

The Estate of Edith Kelton

Lester Paul Kelton Jr. Executor

By: **Lester Paul Kelton, Jr., Executor**

Lester Paul Kelton Jr

Lester Paul Kelton, Jr.

The Estate of Henry Wallace Kelton

Robert D. Gibbs

Robert D. Gibbs
By: Evelyn Gibbs, as Attorney-In-Fact ***

by Evelyn Gibbs

***pursuant to Power of Attorney of record in Inst. No. 20140106000 1167, RODCT.

Justin Brandon Mitchner

Justin Brandon Mitchner

Daniel Todd Mitchner

Daniel Todd Mitchner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **I. Dyke Tatum,** Notary Public of State and County aforesaid, personally appeared **Lester Paul Kelton, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Executor** for the **Estate of Edith Kelton,** and to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **I. Dyke Tatum,** Noatry Public, of State and County aforesaid, personally appeared **Lester Paul Kelton, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **I. Dyke Tatum,** Noatry Public, of State and County aforesaid, personally appeared **Lester Paul Kelton, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Attorney-In-Fact,** by Power of Attorney, on behalf of **Alma Christine Wilson,** (now Hennessee) and **Lois Ann Painter,** that he is authorized by Alma Christine Wilson (now Hennessee) and Lois Ann Painter to execute this instrument on their behalf and being authorized to do so executed the foregoing instrument for the purpose therein contained, as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **I. Dyke Tatum,** Noatry Public, of State and County aforesaid, personally appeared **Evelyn Gibbs.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Attorney-In-Fact**, by Power of Attorney, on behalf of **Robert D. Gibbs and Wanda G. Jackson**, that she is authorized by Robert D. Gibbs and Wanda G. Jackson to execute this instrument on their behalf. and being authorized to do so executed the foregoing instrument for the purpose therein contained, as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **I. Dyke Tatum,** Noatry Public, of State and County aforesaid, personally appeared **Justin Brandon Mitchner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **I. Dyke Tatum,** Noatry Public, of State and County aforesaid, personally appeared **Daniel Todd Mitchner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **I. Dyke Tatum,** Noatry Public, of State and County aforesaid, personally appeared **Joshua Ryan Mitchner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **I. Dyke Tatum,** Noatry Public, of State and County aforesaid, personally appeared **Tonya M. Anderson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum
Notary Public