KW

RETURN TO
Smart Title Company
First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-18643

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1661

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Curtis A. Revelette Danielle W. Revelette 641 Old Hickory Blvd #53 Brentwood, TN 37027	New Owner	158-4-A-26.00

BILL GARRETT, Davidson County
Trans:T20140005230 DEEDWARR
Recvd: 01/23/14 10:40 3 pgs
Fees:18.00 Taxes:729.83
20140123-0006400

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $197,250.00

Kim Williams
Affiant

Subscribed and sworn to before me, this the 20th day of January, 2014.

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Dorothy E. Welch
Notary Public

My Commission Expires: 5-17-15
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Barbara Jones, a single woman, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Curtis A. Revelette and Danielle W. Revelette, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Revised Section Two, Otterwood, according to survey and plat of same appearing of record in Plat Book 6900, page(s) 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barbara Jones by Warranty Deed from James K. Christain and Mary Beth Christain, dated May 25, 2005, recorded June 1, 2005, of record in Instrument No. 20050601-0061904, Register's Office for Davidson County, Tennessee.

This is Unimproved property located at: **4 Morningside, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **January, 2014.**

GRANTOR(S)

Barbara E. Jones

Barbara Jones

STATE OF Florida

COUNTY OF Walton

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Barbara Jones** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **20th** day of **January, 2014.**

Notary Public

My Commission Expires: 1-12-15



A. Price
COMMISSION # FF 000266
EXPIRES: JAN. 12, 2015
www.AaronNotary.com