WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 14, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Ganaway	George E. Ganaway	105-09 428.00
(NAME)	(NAME)	
839 Acklen Ave.	839 Acklen Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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, I, **Kelton Investments, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George E. Ganaway**, 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:

Being the westerly 50 feet of Lot No. 110 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said part of Lot No. 110 fronts 50 feet on the southerly side of Kirkman or Acklen Avenue and runs back between parallel lines, with the easterly margin of an alley, 250 feet to an alley in the rear and shows 38.7 feet on said alley.

Being the same property conveyed to John F. Lewis and wife, Roberta E. Lewis, by Installment Deed from L. C. Maloney and wife, Estell Maloney, dated October 12, 1960, of record in Book 3135, page 598, Register's Office for Davidson County, Tennessee. The said John F. Lewis having since died and subject property was vested in Roberta E. Lewis, as surviving tenant by the entirety. The said Roberta E. Lewis having since died and the property was vested in Janice L. Perry per Affidavit as to Heirship of record in Instrument No. 20130827-0090495, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Kelton Investments, LLC, by Warranty Deed from Janice L. Perry, dated August 22, 2013, of record in Instrument No. 20130827-0090496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; and all matters appearing on the Plan of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 839 Acklen Ave., Nashville, TN 37203

(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.

BILL GARRETT, Davidson County
Trans:T20140025844 DEEDWARR
Recvd: 04/16/14 14:52 2 pgs
Fees:13.00 Taxes:999.00
20140416-0031958

Witness my hand this 20th day of November, 2013.

Kelton Investments, LLC

By: _____

Jeremy Edward Kelton, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeremy Edward Kelton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Manager of Kelton Investments, LLC, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jeremy Edward Kelton as such Manager.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of November, 2013.

_____

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017