WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058050 DEEDWARR
Recvd: 08/08/14 08:50 2 pgs
Fees:13.00 Taxes:2590.00
20140808-0071413

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$700,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2014.

Notary Public

My commission expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jamie Caitlin Kever	Owner	**Map 117-05 Parcel 045.00**
3603 Sperry Ave.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lee Norsted and Stephanie Norsted, as husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Caitlin Kever

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 Lot No. 35 on the Plan of Henry Sperry Subdivision, as of record in Book 974, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lee Norsted and Stephanie Norsted, as husband and wife, by Deed from Richard D. McRae, III and wife, Adrienne M. McRae, of record in Instrument No. 20101027-0085825, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 974, Page 21, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20020220-0021522, Register's Office for Davidson County, Tennessee. 3) Order from Metropolitan Board of Zoning Appeals of record in Instrument No. 20030326-0039837, Register's Office for Davidson County, Tennessee

This is improved (__x__) Unimproved (____) property, known as **3603 Sperry Ave., Nashville, TN 37215**

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 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.

Witness my/our hand(s) this **31st** day of **July, 2014.**

Lee M. Norsted
Lee Norsted

Stephanie A. Norsted
Stephanie Norsted

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lee Norsted and Stephanie Norsted,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.