WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/10/18 (AFFIX SEAL)

G-VRES-14-0204

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Demonbreun	Avenue Bank	
(NAME) **204 Errol Lane**	(NAME) 3823 Cleghorn Avenue	**091050A00200CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT D. GIBBS, TONYA M. ANDERSON, WANDA G. JACKSON, JUSTIN BRANDON MITCHNER, DANIEL TODD MITCHNER, JOSHUA RYAN MITCHNER, GLORIA RUTH KELTON AND ROBERT D. GIBBS, PERSONAL REPRESENTATIVE OF THE ESTATE OF HENRY WALLCE KELTON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AMY DEMONBREUN, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs and assigns, that 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. 2 on the Plan of Final Plat of Sylvan Heights Phase One of record in Plat Book 6900, Page 663, and amended in Book 6900, Page 676, 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 the same property conveyed to Henry W. Kelton by deed from Gloria R. Kelton of record in Instrument No. 20060816-0101143 Register's Office for Davidson County, Tennessee, dated August 1, 2006 and recorded on August 16, 2006. The said Henry W. Kelton also known as Henry Wallace Kelton having since died. Last Will and Testament of Henry Wallace Kelton (Seventh Circuit Court of Davidson County, Tennessee, Docket No. 13P1769) conveyed said propety to Robert D. Gibbs, Wanda G. Jackson, Tonya M. Anderson, Daniel Todd Mitchner, Justin Brandon Mitchner and Joshua Ryan Mitchner subject to a conditional life estate interest reserved for Gloria Ruth Kelton. Gloria Ruth Kelton joins in this instrument for the purpose of conveying any and all interest she may have in and to said property. Robert D. Gibbs, Personal Representative of the Estate of Henry Wallace Kelton, joins in this instrument to convey any interest the estate may have in and to said property.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 6900, Page 663 and amended in Book 6900, Page 676, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7568, Page 400, amended in Book 7888, Page 831 and Book 8268, Page 626, Register's Office for Davidson County, Tennessee.
- Terms and Provisions of the Articles of Incorporation of Sylvan Heights Homeowners Association of record in Book 7601, Page 632, in the Register's Office for Davidson County, Tennessee.
- Easement for Driveway of record in Book 7843, Page 100, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association for common space of record in Book 7710, Page 509, corrected in Book 7732, Page 757, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7497, Page 42, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Errol Lane, Nashville, Tennessee 37209**.

BILL GARRETT, Davidson County
Trans:T20140069267 DEEDWARR
Recvd: 09/16/14 15:22 3 pgs
Fees:18.00 Taxes:440.30
20140916-0084946

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 12th DAY OF SEPTEMBER, 2014.

Robert D Gibbs

Robert D. Gibbs

Tonya M Anderson by Robert D Gibbs attorney-in-fact

Tonya M. Anderson by Robert D. Gibbs, attorney-in-fact

Wanda G Jackson by Robert D Gibbs attorney-in-fact

Wanda G. Jackson by Robert D. Gibbs, attorney-in-fact

Justin Brandon Mitchner by Robert D Gibbs attorney-in-fact

Justin Brandon Mitchner by Robert D. Gibbs, attorney-in-fact

Daniel Todd Mitchner by Robert D Gibbs attorney-in-fact

Daniel Todd Mitchner by Robert D. Gibbs, attorney-in-fact

Joshua Ryan Mitchner by Robert D Gibbs attorney-in-fact

Joshua Ryan Mitchner by Robert D. Gibbs, attorney-in-fact

Gloria Ruth Kelton by Robert D Gibbs attorney-in-fact

Gloria Ruth Kelton by Robert D. Gibbs, attorney-in-fact

Estate of Henry Wallace Kelton

Robert D Gibbs

BY: Robert D. Gibbs, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT D. GIBBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public
My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Gibbs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TONYA M. ANDERSON, WANDA G. JACKSON, JUSTIN BRANDON MITCHNER, DANIEL TODD MITCHNER, JOSHUA RYAN MITCHNER, AND GLORIA RUTH KELTON, and who acknowledged he/she/they executed the same as the free act and deed of the said TONYA M. ANDERSON, WANDA G. JACKSON, JUSTIN BRANDON MITCHNER, DANIEL TODD MITCHNER, JOSHUA RYAN MITCHNER, AND GLORIA RUTH KELTON.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public
My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Gibbs, Personal Representative of the Estate of Henry Wallace Kelton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th day of September, 2014.

Notary Public

My Commission Expires: 3/6/18



Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027