WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071052 DEEDWARR
Recvd: 09/23/14 10:18 2 pgs
Fees:13.00 Taxes:240.50
20140923-0087204

STATE OF TENNESSEE
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Cheryl Vance
Affiant

Subscribed and sworn to before me, this the 19th day of September, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rikk Anthony Kittleman (NAME)	Same (NAME)	105 04 0 027.00
133 Academy ~~Ave~~ Square. (ADDRESS)	(ADDRESS)	105 04 0 026.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105 04 0 025.00

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Myra E. Beverly, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rikk Anthony Kittleman, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: Being Lots Nos. 434 and 435, on the Map of Maury and Claiborne's Subdivision, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said lots adjoin and front 110 feet on the north side of Trimble Street and runs back 118 feet on the west line of Lot No. 435 and 118 feet more or less on the east line of Lot No. 434, along the west margin of Lincoln Street, to an alley in the rear on which it measures 90 feet.

Being the same lands conveyed to Myra E. Beverly from Charles E. Beverly by Quitclaim Deed dated April 1, 1999 and recorded December 7, 1999 in Instrument No. 19991207-0300359, Register's Office, Davidson County, Tennessee.

TRACT NO. 2: Beginning at the northwest corner of Trimble Street and Lincoln Avenue; thence with the northerly margin of Trimble Street, westwardly 25 feet to the southeast corner of Lot No. 434 on the plan of Maury and Claiborne's Addition, as of record in Book 21, pages 84 and 85, Register's Office for said County; thence with the easterly line of said Lot No. 434, northwardly 152 feet, more or less, to the southerly margin of an alley; thence with said alley, eastwardly 25 feet to the westerly margin of Lincoln

Avenue; thence with said Avenue, southwardly 152 feet, more or less, to the beginning.

Being the same lands conveyed to Myra E. Beverly from Charles L. Beverly by Quitclaim Deed dated April 1, 1999 and recorded December 7, 1999 in Instrument No. 19991207-0300357, Register's Office, Davidson County, Tennessee.

This property has an address of 24 Trimble Street; 26 Trimble Street; and 30 Trimble Street, Nashville, Tennessee 37210.

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the grantor has hereunto affixed her signature on this the 19th day of September, 2014.

Myra E. Beverly
MYRA E. BEVERLY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named, Myra E. Beverly, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 19th day of September, 2014.

Notary Public

My Commission Expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015