BILL GARRETT, Davidson County
Trans:T20140076800 DEEDWARR
Recvd: 10/10/14 11:23 2 pgs
Fees:13.00 Taxes:878.75
20141010-0094155

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $237,500.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 2014.

Notary Public
My commission expires: 3 8 16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Angela D. Bolton 1707 Tammany Drive Nashville, TN 37206	New Owner	07216011800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle T. Ellefson and wife, Kimberly C. Ellefson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Angela D. Bolton and Anjela D. Dowler, as tenants in common with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 34 on the Plan of Peerman Heights, as of record in Plat Book 2133, Page 3, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kyle T. Ellefson and wife, Kimberly C. Ellefson, by Warranty Deed from Katharine Livingston n/k/a Katharine L. Shester and husband, Blake Shester, recorded on July 18, 2011 in Instrument Number 20110718-0054576, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1707 Tammany Drive, Nashville, TN, 37206**

This conveyance is subject to the following: (1) Restrictive Covenants of record in Book 2091, Page 517, Register's Office for said County; (2) all matters of record in Plat Map Book 2133, Page 3, Register's Office for said County; (3) any easements and restrictive covenants of record, including an easement in favor of TVA on which a portion of the house encroaches.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this ~~10~~ 8th day of October, 2014.

Kyle T. Ellefson

Kimberly C. Ellefson

~~STATE OF TENNESSEE~~ State of Wisconsin
~~COUNTY OF WILLIAMSON~~ County of Ashland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kyle T. Ellefson and Kimberly C. Ellefson** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 8th day of October, 2014.

Notary Public

My Commission expires: 2-2-15

FILE NO: 2014093268