WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Affiant

JANE GRAZE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/18/18 (AFFIX SEAL)

B-FSBO-14-3633

THIS INSTRUMENT WAS PREPARED BY
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)
John Eric Kittrell	same address	
(NAME)	(NAME)	050-11-167.00
1718 Hartford Lane	as new Owner	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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 **GEORGE R. WARFIELD AND WIFE, MARY ELAINE WARFIELD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN ERIC KITTRELL, MARRIED**, hereinafter called the Grantee(s), their 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 34, TIMBERWOOD ESTATES, SECTION FOUR, as shown on plat of record in Plat Book 6900, Page 228, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Decree for Redemption as recorded on the 21st day of October, 2013 in Instrument No. 20131021-0109706; Final Decree Confirming Sale as recorded on the 26th day of January, 2012 in Instrument No. 20120126-0007190; Quitclaim Deed from George R. Warfield to George R. Warfield and Mary Elaine Warfield as recorded on the 3rd day of January, 1994 in Deed Book 9207, Page 201 and Warranty Deed from Earheart Realty and Construction Company, Inc. to George R. Warfield, Unmarried as recorded on the 5th day of April, 1988 in Deed Book 7509, Page 195, in the Register's Office of Davidson County, Tennessee. .

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TIMBERWOOD ESTATES, SECTION FOUR, as recorded in Plat Book 6900, Page(s) 228, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7159, Page 654 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 3633 Chesapeake Drive, Nashville, Tennessee 37207.

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.

BILL GARRETT, Davidson County
Trans:T20140077088 DEEDWARR
Recvd: 10/14/14 08:33 2 pgs
Fees:13.00 Taxes:229.40
20141014-0094520

Witness my/our hand(s) this the 8th DAY OF OCTOBER, 2014.

George R. Warfield

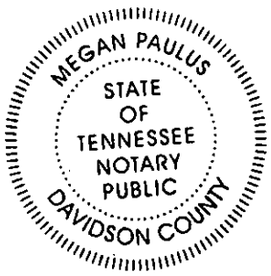
Mary Elaine Warfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE R. WARFIELD AND MARY ELAINE WARFIELD, 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 executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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