WARRANTY DEED

File #14124165

BILL GARRETT, Davidson County
Trans: T20140090938 DEEDWARR
Recvd: 12/04/14 13:48 2 pgs
Fees: 13.00 Taxes: 2201.50
20141204-0111286

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Walsh and Glynis Walsh	New Owner	117-6-119
(NAME)	(NAME)	
2224 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Gloria M. Kleve, Trustee of The Kleve Family Trust, dated January14, 2004,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Walsh and Glynis Walsh, Husband and Wife,** 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 part of Lot No. 36 on the Map of E.L. Hampton's Hillsboro Heights Subdivision, not of record, described according to a copy of a survey thereof, mad May, 1910, by W.B. Southgate, Engineer, as follows:

BEGINNING at the northeast intersection of Woodmont Boulevard and 23rd Avenue South; thence, with the northerly margin of Woodmont Boulevard South 87.5° East 125 feet to a point; thence, northwardly parallel to the easterly line of 23rd Avenue South, 367.7 feet, more or less, to the line westwardly 125 feet to the easterly margin of 23rd Avenue South; thence, with the margin of the same southwardly 367.9 feet to the point of beginning.

Being the same property conveyed to The Kleve Family Trust, dated January 14, 2004, Maynard W. Kleve and Gloria M. Kleve, Co-Trustees, a Tennessee revocable living trust, by Warranty Deed from Maynard W. Kleve and wife, Gloria M. Kleve, dated 01/14/2004, of record in Instrument No. 20040116-0006617, said Register's Office. **THE SAID MAYNARD W. KLEVE HAVING SINCE DIED.**

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **2224 Woodmont Blvd, Nashville,TN,37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 3rd day of December, 2014.

Gloria M. Kleve Trustee of the Kleve Family Trust dated Jan. 14, 2014

Gloria M. Kleve, Trustee of The Kleve Family Trust, dated January 14, 2014

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Gloria M. Kleve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee, of The Kleve Family Trust, dated January 14, 2004, the within named bargainor,, and that she as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal at office, this 3rd day of December, 2014.

Commission expires:

8/18/18

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Vanessa E Allen
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130