BILL GARRETT, Davidson County
Trans:T20140096599 DEEDWARR
Recvd: 12/26/14 15:40 2 pgs
Fees:13.00 Taxes:1073.00
20141226-0118095

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Christopher & Anne Ammons
2014 Hackberry Lane
Nashville, TN 37206

SEND TAX BILL TO:
Mortgage Investors Group
8320 East Walker Springs Lane, 200
Knoxville, TN 37923

MAP/PARCEL 083-10-0-340.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Paul Klapper and wife, Nancy Klapper,** has this day bargained and sold, and does hereby transfer and convey unto **Christopher John Neal Ammons and Anne Ammons, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Rolling Acres of record in Plat Book 1130, Page 34, 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 Nancy Klapper and husband, Paul Klapper by Warranty deed from George S. Thompson and wife, Jane S. Thompson of record in Book 8668, page 701, Register's Office for Davidson County, Tennessee, dated June 30, 1992 and recorded on July 6, 1992.

This is improved property known as: **2014 Hackberry Lane, Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1130, page 34, and restrictions in Book 1140, page 182, and Book 1181, Page 401, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 19th day of December, 2014.

Paul Klapper

Nancy Klapper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Paul Klapper and Nancy Klapper,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of December, 2014.

NOTARY PUBLIC

DANA DELWORTH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/3/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

AFFIANT

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

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/18/2016

File No: 147600