BILL GARRETT, Davidson County
Trans:T20140096608 DEEDWARR
Recvd: 12/26/14 15:50 2 pgs
Fees:13.00 Taxes:702.63
20141226-0118114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2014.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GABRAHM VITEK **CRYSTAL KLINE**	Franklin American Mortgage Co	**P/O 11902017800**
87 A ORIEL AVE	501 Corporate Centre Dr #400	
NASHVILLE, TN 37210	Franklin, TN 37067	

FOR AND IN 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 ACKNOWLEDGE, WE,

JAMES C. ANDERSON and JAMES L. DARKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GABRAHM VITEK and CRYSTAL KLINE, HUSBAND AND WIFE AND KATHLEEN VITEK, A MARRIED WOMAN

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:

BEING LOT NO. 1 OF THE FIRST REVISION PLAT OF LOT 42 & LOT 43, GLENROSE, OF RECORD IN INSTRUMENT NO. 20140211-0011875, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES C. ANDERSON AND JAMES L. DARKS, BY WARRANTY DEED FROM BARRY A. BREWER AND WILLIAM E. BREWER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, DATED 03/14/2014 AND RECORDED ON 03/21/2014 IN INSTRUMENT NUMBER 20140321-0023341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 87 A ORIEL AVE, NASHVILLE, TN 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 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 in 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 my/our hand(s) this 15th day of December, 2014.

JAMES C. ANDERSON

JAMES L. DARKS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (B)

Personally appeared before me, a Notary Public of said County and State, JAMES C. ANDERSON and JAMES L. DARKS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2014.

Notary Public

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 8/23/16