BILL GARRETT, Davidson County
Trans:T20150003642 DEEDWARR
Recvd: 01/15/15 10:06 2 pgs
Fees:13.00 Taxes:740.00
20150115-0004213

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2015

NOTARY PUBLIC

My commission expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203
BOX 50-B
RETURN TO:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Krista Kindahl<br>William C. Alford<br>1391 Foxland Blvd. Apt C105<br>Gallatin, TN 37066 | New Owner | 083-09-0-273.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CONNIE P. GILBERT, CO-TRUSTEE OF THE RAMBO REVOCABLE LIVING TRUST AGREEMENT U/A/D 11/13/1997, AS AMENDED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KRISTA KINDAHL AND WILLIAM C. ALFORD, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Webb and Johnson's Subdivision, as of record in Book 57, Page 131, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly side of Calvin Avenue, formerly Academy Place, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to William D. Rambo and wife, Esther F. Rambo, Trustee U/A/D Nov 13 1997 of the Rambo Revocable Living Trust Agreement and any Successors in Trust, by Quitclaim Deed from Esther Faye Gilbert, Individually, dated January 22, 1998 and recorded January 26, 1998, of record in Book 10768, Page 147, in the Office of the Register of Deeds of Davidson County, Tennessee. The said William D. Rambo having since died on November 7, 2014, and Connie P. Gilbert having been named as Successor Co-Trustee with Esther F. Rambo under the terms of the Rambo Revocable Living Trust Agreement, as amended, which entitles her to act without the

joinder of any other Co-Trustee.

The address of the herein described property is believed to be 1418 Calvin Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of January, 2015.

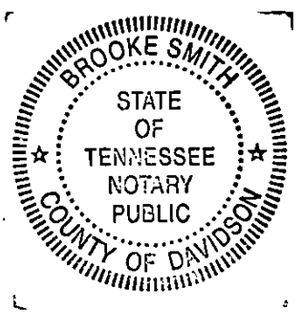
THE RAMBO REVOCABLE LIVING TRUST
AGREEMENT U/A/D NOVEMBER 13, 1997

Connie P. Gilbert
By: Connie P. Gilbert, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 14th day of January, 2015, before me, appeared Connie P. Gilbert, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is a Co-Trustee of The Rambo Revocable Living Trust U/A/D November 13, 1997, and that said instrument was signed in behalf of said Trust, and said Trustees acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 15th day of January, 2015.




Notary Public

My commission expires: 1-3-18