Return to:

(1)

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $849,500.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2015.

Notary Public
My commission expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150045451 DEEDWARR
Recvd: 06/09/15 15:09 2 pgs
Fees: 13.00 Taxes: 3143.15
20150609-0054310

03-1505-38378

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert S. Valet 5315 Confederate Drive Nashville TN 37215	New Owner	145-14-0-022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven E. Kress and Roberta J. Kress, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert S. Valet and wife, Amy S. Valet, hereinafter called the Grantees, their successors 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 Lot No. 168, on the Plan of Tyne Valley Estates, Section 10, of record in Book 3700, Page 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven E. Kress and Roberta J. Kress, husband and wife by deed from Judith S. Light, married, dated February 28, 2007, recorded March 2, 2007, of record in Instrument No. 20070302-0025962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5315 Confederate Drive, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of June, 2015.

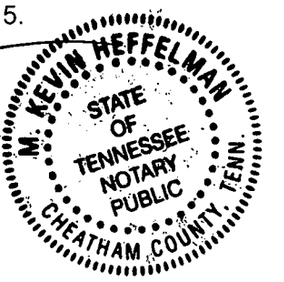
Steven E. Kress

Roberta J. Kress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven E. Kress and Roberta J. Kress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of June, 2015.



State of Tennessee at Large

My Commission expires 9/26/2018