BILL GARRETT, Davidson County
Trans:T20150063010 DEEDWARR
Recvd: 07/31/15 09:58 2 pgs
Fees:13.00 Taxes:592.00
20150731-0075590

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150700342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kenneth Kalmusky **520 Morton Avenue** **Nashville, TN 37211**	Synovus Mortgage Corp. 2204 Lakeshore Dr., #325 Birmingham, AL 35209	**119-13-0-157.00**

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 ACKNOWLEDGED, WE,

Houston E. Hill, married

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

David Kenneth Kalmusky, a single person

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 Lot No. 50 on the Plan of College Heights, as of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 50 fronts 50 feet on the northerly side of Morton Street and extends back between parallel lines 169 feet to an alley.

BEING the same property conveyed to Houston E. Hill, married, by Warranty Deed from Linda Faye Buttrey, Mary Darlene McQuiston, Rachael Lorene Hensley and Margaret Carol Major, Beneficiaries of the Estate of Mary Louise Major, dated 6/12/15 and recorded 6/18/15 in Instrument Number 20150618-0058341, Register's Office for Davidson County, Tennessee. ALSO BEING the same property previously conveyed to Wilbert Glenn Major and wife, Mary Louise Meadows Major by Warranty Deed from Howard M. Jennette, unmarried, dated 6/29/64 and recorded 7/2/64 in Book 3785, Page 584, as corrected by Instrument of Correction (correcting Lot Number in legal description) dated 2/8/65 and recorded 3/1/65 in Book 3865, Page 256, Register's Office for Davidson County, Tennessee. The said Wilbert Glenn Major reportedly predeceased Mary Louise Meadows Major on 9/8/10. The said Mary Louise Meadows Major (aka Mary Louise Major) died testate on 3/26/15. Pursuant to Order to Probate filed 4/16/15 in Docket No. 15P617 in the Seventh Circuit Court for Davidson County, Tennessee, beneficiaries of the Estate are Linda Faye Buttrey, Mary Darlene McQuiston, Rachael Lorene Maddle n/k/a Rachael Lorene Hensley, and Margaret Carol Swan n/k/a Margaret Carol Major.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **520 Morton Avenue, Nashville, TN 37211**
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 27th day of July, 2015.

Houston E. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston E. Hill the bargainor(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 and official seal at Nashville, Tennessee, this 27th day of July, 2015.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018