WARRANTY DEED



O-VRES-15-1020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fraser Walters and Kelly Levesque	WELLS FARGO BANK	
(NAME)	(NAME)	
1020 Maxwell Avenue	2701 WELLS FARGO WAY	**083-05-0-149.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	MINNEAPOLIS, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KAY ELIZABETH STONE, MARRIED, (f/k/a KAY STONE HANSON)** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FRASER WALTERS AND KELLY LEVESQUE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 9 and the easterly part of the northerly part of Lot No. 10 on the Plan of D.H. Bailey Property of record in Plat Book 421, Page 65, in the Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, dated March 27, 1925, as follows:

Beginning at a point on the southerly margin of Maxwell Avenue 75.45 feet east from the southeast corner of said Avenue and Bailey Street, or Laurent Street, thence easterly with the southerly margin of Maxwell Avenue 75.45 feet to the northeast corner of said Lot No. 9; thence southerly with the line between Lots Nos. 8 and 9, 150.4 feet to the northerly margin of an alley; thence westwardly the northerly margin of said alley 75 feet; thence northerly and parallel with the line between Lots Nos. 9 and 10, 158.5 feet to the beginning.

Being the same property conveyed to Kay Stone Hanson by Quitclaim deed from James Lee Hanson of record in Instrument No. 20140529-0046173 Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on May 29, 2014. The said Kay Stone Hanson is now known as Kay Elizabeth Stone.

NOTE: DONALD DODSON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 65, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20090302-0018220, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1020 Maxwell Avenue , Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150091600 DEEDWARR
Recvd: 10/27/15 15:39 2 pgs
Fees:13.00 Taxes:2534.50
20151027-0109414

Witness my/our hand(s) this the 23rd DAY OF OCTOBER, 2015.

Kay Elizabeth Stone

Kay Elizabeth Stone (f/k/a Kay Stone Hanson)

Donald Dodson

Donald Dodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAY ELIZABETH STONE and DONALD DODSON the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212