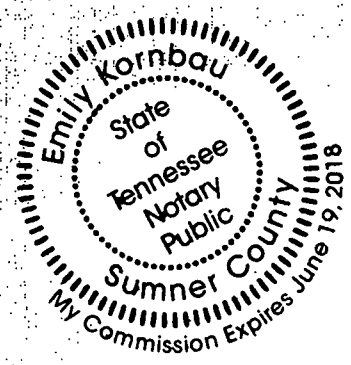


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 25th day of January, 2016.

Notary Public

My commission expires: 06.19.2018

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:
Calvin Ingram **Jo Ellen Ingram**	New owner	**07301000800**
2020 McGavock Pike		
Nashville, TN 37216		

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,

Kimberly Stewart, a single woman

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

Jo Ellen Ingram and Calvin Ingram, wife and husband

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. 10 of Block "G" on the map of Country Club Estates, as of record in Book 843, page 95, said Register's Office. Said Lot No. 10 fronts 100 feet on the easterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Kimberly Stewart, a single woman, from Clarence Martin and wife, Linda Martin by Warranty Deed dated May 14, 2014 and of record in Instrument No. 20140523-0044544, 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 2020 McGavock Pike, Nashville, TN 37216.

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.

BILL GARRETT, Davidson County
Trans: T20160008513 DEEDWARR
Recvd: 02/01/16 14:05 3 pgs
Fees: 18.00 Taxes: 906.50



20160201-0009589

Witness my/our hand(s) this 25th day of January, 2016.

KMStewart 1/25/2016

Kimberly Stewart

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Kimberly Stewart, 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 25th day of January, 2016.

~~A~~See attached Doc.

Notary Public

My Commission Expires: Oct 8, 2017

USS2

OSCAR
Commis
Notary Pu
Los An
My Comm. Ex

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 1/25/2016 before me, Oscar R. Guerra a Notary Public
(insert name and title of the officer)

personally appeared Kimberly M. Stewart.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

USS2 OSCAR R. GUERRA Commission #2041781 Notary Public • California Los Angeles County My Comm. Expires October 8, 2017 USS2

USS2 R. GUERRA sion #2041781 blic • California geles County ires October 8, 2017 USS2