BILL GARRETT, Davidson County
Trans:T20170014605 DEEDWARR
Recvd: 02/17/17 12:33 2 pgs
Fees:13.00 Taxes:325.60
20170217-0016630

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M175897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 15th day of February, 2017.

Notary Public
My Commission Expires: 2/25/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Swag Property Group, GP 1718 Rosewood Avenue Nashville, TN 37212	New Owner	091-10-370.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kovich Liston Kelton and wife, JoAnn Kelton, as tenants by the entirety with right of survivorship** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Swag Property Group, GP**, 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 all of Lot No. 118 on the Plan of Bel-Air Subdivision, Section II, as the same appears on survey and plat of record in Book 2900, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kovich Liston Kelton and wife, JoAnn Kelton, as tenants by the entirety with right of survivorship by Quitclaim Deed from Kovich Liston Kelton, dated December 12, 2011, recorded December 13, 2011, of record in Instrument No. 20111213-0097031, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Harold D. Hutton and wife, Margaret L. Hutton by Warranty Deed from James R. Gilmer and wife, Edith H. Gilmer, dated May 31, 1983, recorded June 3, 1983, of record in Book 6068, page 898, said Register's Office. The said Harold D. Hutton having since died on November 14, 1986, property passing to Margret L. Hutton by operation of law as sole surviving heir in the entirety. Margaret L. Hutton having since died on December 20, 2008, property devised to Kovich Liston Kelton in accordance with the Last Will and Testament of Margaret Louise Hutton, entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Case No. 09P214, and being recorded as Instrument No. 20091105-0102367, said Register's Office.

This is Improved property located at: 713 Elissa Drive, Nashville, TN 37217

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2017.

Kovich Liston Kelton

Joann Kelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kovich Liston Kelton and wife, Joann Kelton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of February, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: _____