Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20170056098 DEEDWARR
Recvd: 06/30/17 10:40 3 pgs
Fees:18.00 Taxes:1738.63
20170630-0065986

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $469,900.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 29th DAY OF June, 2017.

EMILY WALSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 3-31-2021

THIS INSTRUMENT PREPARED BY:
R. W. Hardison, Esq.
277 Mallory Station Road
Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
SAME AS NEW OWNER

NEW OWNER:
Jeffrey S. Killen
2013 B Scott Avenue
Nashville, TN 37206

GENERAL WARRANTY DEED

This indenture is made and entered into this 29th day of June, 2017 between KEITH A. BOLTON, an unmarried person (hereinafter referred to as "GRANTOR") and JEFFREY S. KILLEN, (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Being Unit 2013 A-2 of the Homes at 2013 Scott Avenue as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 2013 Scott Avenue, a horizontal property regime with private elements and no general common elements of record in Instrument No. 20151023-0108005, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Keith A. Bolton by Warranty Deed from Alpha One, LLC, a Tennessee Limited Liability Company, dated April 3, 2015 and recorded April 7, 2015 as Instrument No. 20150407-0030362, in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 072 14 2E 002.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2013 B Scott Avenue, Nashville, TN 37206. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and has been based on the above-referenced plat.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

KEITH A. BOLTON

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared KEITH A. BOLTON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 7th day of June, 2017.

SEAL

W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-26-2019

NOTARY PUBLIC
COMMISSION EXPIRES:_____