# WARRANTY DEED

Bill Garrett Davidson County
Batch# 54777 **DEEDWARR**
02/05/2018 09:06:43 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20180205-0011155

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

G-VRES-17-413

**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) |
|---|---|---|
| **Jacob B. Winger** | **Mortgage Investors Group** | |
| (NAME) | (NAME) | **083-02-0-256.00** |
| **413 Scott Ave.** | **8320 East Walker Springs Lane** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Knoxville, TN 37923** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA MAE KELLEY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB B. WINGER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lots Nos. 1 and 2 on the unrecorded plan of a re-subdivision of Lots No. 16 and 17 on the Plan of Brownsville, as of record in Book 421, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot fronts 45 feet on the Westerly margin of Scott Avenue and extends back between parallel lines 155 feet to a dead line which measures 45 feet.

Being the same property conveyed to Delton J. Kelley and wife, Laura Kelley by Special Warranty deed from Administrator of Veterans' Affairs, an officer of the United States of America of record in Book 5007, page 172, Register's Office for Davidson County, Tennessee, dated March 11, 1976 and recorded on March 15, 1976 and Final Decree of Divorce recorded in Book 9248, Page 146 in which property is awarded to Laura Mae Kelley. (Value or consideration shown in aforementioned deed $14,000.00.) Being also known as 413 Scott Ave. Nashville, Tennessee 37206.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Right of Way of Scott Avenue.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **413 Scott Ave., 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.

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2018.

Laura Mae Kelley

Laura Mae Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MAE KELLEY, 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 31st of January, 2018.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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