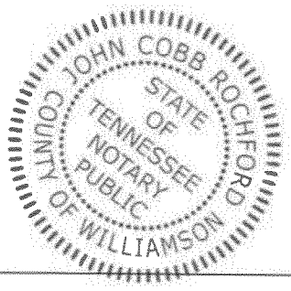
# WARRANTY DEED




STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $513,000.00.

*Affiant*

Subscribed and sworn to me on 11/23/20.

NOTARY PUBLIC
My Commission Expires: 1/29/23

Karen Johnson Davidson County
Batch# 526166 DEEDWARR
12/08/2020 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,898.10

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| John Kelton<br>1229 Lighthouse Place<br>Brentwood, TN 37027 | NEW OWNER | 172 09 0A 258.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Daniel Queen, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto John Kelton, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 212 on the Plan of Resubdivide Lot 211 & 212 in Banbury Crossing Section Five B, A Planned Unit Development of record at Instrument No. 20061019-0129972, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel Queen, by Quitclaim Deed from Aurora Loan Services, LLC, of record in Instrument No. 20111118-0090491, in the Register's Office of Davidson County, Tennessee, dated October 18, 2011 and recorded on November 18, 2011.

Being the same property conveyed to Daniel Queen, by Special Warranty Deed from Aurora Loan Services, LLC, of record in Instrument No. 20111118-0090490, in the Register's Office of Davidson County, Tennessee, dated September 12, 2011 and recorded on November 18, 2011.

This is improved property known as 1229 Lighthouse Place, Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 11/23/2020.

Daniel Queen

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 11/23/20, before me personally appeared Daniel Queen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 11/23/2020.

NOTARY PUBLIC

My Commission Expires: 03/23/2021

THOMAS L. REED JR.
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 23, 2021

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY