BK

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11047 PAGE 11

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Lisa Cogdill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 1998

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ JN
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

My Commission Expires Oct. 9, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Cogdill	**Middle Tennessee Mortgage, Inc.**	**64-9-195**
(NAME)	(NAME)	
4228 Brackenwood Drive	**210 Skyline Circle, Suite A**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Dickson, TN 37055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Bradley S. Keller and wife, L. Ivette Keller and Paul A. Keller**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Cogdill unmarried**, 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 Lot No. 35 on the Plan of Southfork Section 1 of record in Plat Book 6250, Page 384 and 385, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bradley S. Keller and wife, L. Ivette Keller and Paul A. Keller by deed of record in Book 10059, Page 449, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of Paul A. Keller by Bradley S. Keller as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11047, Page 12, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **4228 Brackenwood Drive, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

98 AUG -3 PM 12:02

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0469778
IDENTIF. + REFERENCE

1390 08/03 01:01 03CHECK 395.80

Witness **my/our hand(s)** this **30th day of July, 1998**.

Paul A. Keller

Bradley S. Keller

L. Ivette Keller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Bradley S. Keller and wife, L. Ivete the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7/30/98.

Commission expires: ~~5/26/2002~~

Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

My Commission Expires October 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

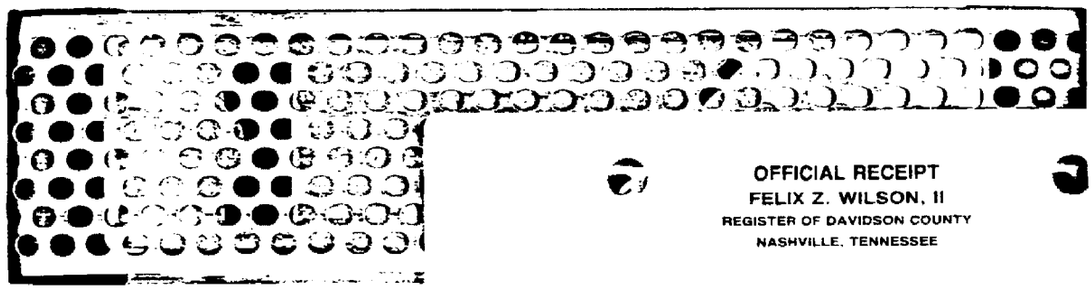
On this 7/30/98 before me personally appeared Bradley S. Keller, the person who executed the foregoing instrument on behalf of Paul A. Keller, and acknowledged that he executed the same as the free act and deed of the said Paul A. Keller, through Power of Attorney granted him, by the said Paul A. Keller.

Notary Public

Commission Expires: ~~5/26/2002~~

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

My Commission Expires October 9, 1999



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

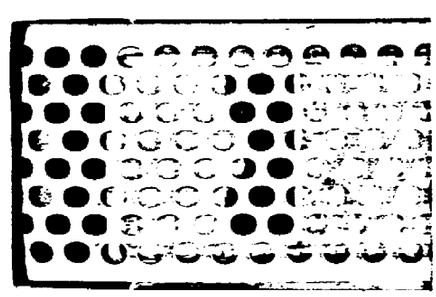
BOOK 11047 PAGE 13

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR.-NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 395.80
CHECK 395.80

08/03/98 01 12:03 0001 1390



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469778
IDENTIF. ↑ REFERENCE

98 AUG -3 PM 12:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 132699