WARRANTY DEED

BOOK 11687 PAGE 53

BGTC-99-3813

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Keith M. Horne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF September, 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires January 26, 2002

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W. Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Horne	Guaranty Trust Company	MAP 64-16-C
(NAME)	(NAME)	
917 Bexhill Court South	640 Broadmor Boulevard, Ste. 100	PARCEL 82
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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, Jason Keltner and wife, Stacie M. Keltner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith M. Horne

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 Section Four, Wembley Downs as shown by plat of record in Plat Book 7900, page 456, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jason Keltner and wife, Stacie M. Keltner by Deed from Timothy R. Johnson and wife, Lisa K. Johnson, of record in Deed Book 10405, Page 788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

99 OCT -4 PM 12:11
REGISTER DAVIDSON COUNTY, TN

06423 20
MAP-PARCEL REFERENCE

unimproved ( )
This is improved (X) property, known as 917 Bexhill Court South, Hermitage, TN 37076
(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.

Witness our hand s this 29th day of September, 1999

Jason Keltner

Stacie M. Keltner by Jason Keltner her Atty. in fact

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 Jason Keltner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 29th day of September, 1999.

Commission expires _____

_____ Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of September, 1999, before me personally appeared Jason Keltner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stacie M. Keltner, and who acknowledged that he executed the same as the free act and deed of the said Stacie M. Keltner by virtue of that Power of Attorney, duly executed by the said Stacie M. Keltner and appearing of record in Book 11687, page 52, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this 29th day of September, 1999.

My Commission Expires: _____

_____ Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

10/04 01 03:25 CHECKED

402.82

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0642320

BOOK & REFERENCE

99 OCT -4 PM 12:11

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11687 PAGE 55

CAMT	109000.00
CON TX	391.83
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	402.83
CHECK	402.83

10/04/99 01 12:15 0001 5336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523225