Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/01 13:41 2pgs
Fees:11.00 Taxes:898.73
20010130-0009115

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/24/2001

(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather H. Smith	AmSouth Bank	MAP 171-8-A
(NAME) 808 Old Thrasher Court	(NAME) 550 Metroplex Drive	PARCEL 105
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville Tennessee 37211-4701	
(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, **Warren A. Keller and Wife, Amy S. Keller**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather H. Smith**, 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:

Being Lot No. 105 on the Plan of Cottonport Plantation, Phase II, as of record in Plat Book 6900, Page 950, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Warren A. Keller and Wife, Amy S. Keller by Warranty Deed from Nancy Helene Cashon, unmarried of record in book 10913, Page 974, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 808 Old Thrasher Court, Brentwood, TN 37027

(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 my/our hand(s) this 4th day of January, 2001.

Warren A. Keller

Amy S. Keller by W. Keller her atty. in fact

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Warren A. Keller, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of January, 2001.

My Commission Expires:_____

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires May 8, 2004

Notary

STATE OF Tennessee
COUNTY OF Williamson

On this the 4th day of January, 2001, before me personally appeared Warren A. Keller, 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 Amy S. Keller, and who acknowledged that he executed the same as the free act and deed of the said Amy S. Keller by virtue of that Power of Attorney, duly executed by the said Amy S. Keller and being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of January, 2001.

My Commission Expires:

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires May 8, 2004

Notary Public

File Number200012172

RETURN TO:
Cumberland Title Company
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Brentwood, TN 37027