Davidson County DEEDWARR
Recvd: 09/23/03 09:54 2pgs
Fees:13.00 Taxes:399.23

20030923-0140424

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Cori N. Moore

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2003.

Sharon Kirkley

Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

SHARON KIRKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cori N. Moore	ABN AMRO MORTGAGE GROUP, INC.	160-14B-169CO
(NAME) 5873 Brentwood Trace	(NAME) 2600 W. Big Beaver Road	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Troy, MI 48084	
(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,

ROGER C. KEEGAN AND WIFE, LORETTA KEEGAN,

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

CORI N. MOORE, 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 Unit No. 5873 of Brentwood Trace Condominiums, Revised Section One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5524, Page 415, and as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Brentwood Trace Condominiums, as of record in Book 5200, Page 261, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Roger Keegan and wife, Loretta Keegan by deed dated March 5, 2003 from Joseph Lee Hunter, married, of record in Instrument No. 20030307-0030679, Register's Office for Davidson County, Tennessee. Roger C. Keegan being one and the same person as Roger Keegan. This instrument is executed on behalf of Roger C. Keegan and Loretta Keegan by Debbie Parker as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5873 Brentwood Trace, 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 15th day of September, 2003.

Roger C. Keegan by Debbie Parker attys in fact
Roger C. Keegan

Loretta Keegan by Debbie Parker, attys in fact
Loretta Keegan

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 Roger Keeganand wife, Loretta Keegan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 15th day of September, 2003

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Debbie Parker, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Roger C. Keegan and Loretta Keegan, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Roger C. Keegan and Loretta Keegan. WITNESS my hand and Notarial Seal this 15th day of September, 2003.

Sharon L. Riney
Notary Public

My Commission Expires 5-27-07

