WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/04 15:31 2pgs
Fees:13.00 Taxes:438.45

20041013-0123601

HEATHER LEE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Karen Gonzalez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2004.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2006~~. 6-18-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pete Keesee	Pete Keesee	165-14-160
(NAME)	(NAME)	
1513 Water Oak Court	1513 Water Oak Court	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, John David Robnett and wife, Judy Robnett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pete Keesee and wife, Eden Keesee, 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. 279 on the Plan of Peppertree Forest Subdivision, Section 17 of record in Plat Book 8250, Page 196, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John David Robnett, by deed of record in Book 9197, Page 939, 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 1513 Water Oak Court, Antioch, TN 37013

(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.

John David Robnett being one and the same person as John D. Robnett.
Judy Robnett being one and the same person as Judy Marie Robnett.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 27th day of September, 2004.

John David Robnett by Carolyn Adcock, attorney in fact

Judy Robnett, by Carolyn Adcock, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of September, 2004, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of John David Robnett* and Judy Marie Robnett** and who acknowledged that she executed the same as the free act and deed of the said John David Robnett and Judy Marie Robnett, through Power of Attorney granted she by the said John David Robnett and Judy Marie Robnett.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2004.

Commission expires: ~~May 28, 2006~~ 5/30/07

*also known as John D. Robnett
**also known as Judy Robnett

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007