WARRANTY DEED



STATE OF Tennessee
COUNTY OF ~~Davidson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, ~~2003.~~ 2005

Notary Public

MY COMMISSION EXPIRES: 11-1-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/05 12:40 3 pgs
Fees:18.00 Taxes:370.00

20050513-0054315

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie L. Keel	Willie L. Keel	82-16/387
(NAME)	(NAME)	
715 Shelby Avenue	715 Shelby Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

James E. Alford

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Willie L. Keel,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2005 taxes and all subsequent years are a lien but not yet due and payable.

2003 County taxes have been paid in the amount of $1,372.86.

Any and all matters as shown on the plan of record in Plat Book 21, page 45, Register's Office for Davidson County, Tennessee.

All easements, restrictions, and other matters of record are in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 715 Shelby Avenue, Nashville, TN 37206
(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 hands this 21st day of March, ~~2003.~~ 2005

Willie L. Keel

James E. Alford

James E. Alford

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Alford, , and wife Jessie B. Alford with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 21st day of March, ~~2003~~2005

Commission expires: 11-1-08

Christopher Lee Casey
Notary Public

CHRISTOPHER LEE CASEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Being Lot No. 93 on the Plan of Williams' First Addition to Edgefield, Now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to James E. Alford and wife, Jessie B. Alford by deed from W.P. Ackerman and wife, Helen A. Ackerman dated November 1, 1978 and filed for record on December 11, 1978 in Book 5373, page 758, Register's Office for Davidson County, Tennessee.