# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **P. Jason Keen** | **P. Jason Keen** | **117-3-B-178CO** |
| (NAME) | (NAME) | |
| **210 Cherokee Road** | **210 Cherokee Road** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | **Nashville, TN 37205** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 06/21/05 16:12 2 pgs
Fees:13.00 Taxes:279.35

20050621-0071304

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, **Harriet Lovelace Dunn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **P. Jason Keen, an unmarried man**, 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. L-4 on the plan of The Villager Condominiums of record in Book 5200, page 154, and Revised in Book 5200, page 201, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Harriet B. Lovelace, unmarried by deed from Andrews Properties, Inc., a Cherokee Properties, Inc. of record in Book 5469, page 689, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2601 Hillsboro Road L-4, Nashville, TN 37212
(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 hand this 17th day of June, 2005.

Harriet L. Dunn
Harriet L. Dunn

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 Harriet L. Dunn, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public




My Commission Expires JULY 21, 2007