6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,260,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009.**

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK F. GHERTNER	SUNTRUST MORTGAGE, INC.	**116-2-B-62CO**
(NAME) **515 CLOSE LANE**	(NAME) P.O. BOX 57028	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) IRVINE, CA 92619-7028	
(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, **WILLIAM S. KEANE AND WIFE, DIANE H. KEANE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK F. GHERTNER AND WIFE BARBARA GHERTNER**, 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. 80, ON THE FINAL PLAT OF CALDWELL CLOSE IN HILL PLACE, A REVISION OF THE FINAL PLAT OF HILL PLACE, OF RECORD IN PLAT BOOK 7900, PAGES 923 THROUGH 930 AND PLAT BOOK 9700, PAGES 190 AND 191, AS CORRECTED IN BOOK 9854, PAGE 235, BOOK 10058, PAGE 112, AND BOOK 10270, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM S. KEANE AND WIFE, DIANE H. KEANE BY DEED FROM JAMES H. ARMISTEAD AND WIFE, HOLLAND C. ARMISTEAD OF RECORD IN BOOK 11428, PAGE 718 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **515 CLOSE LANE, NASHVILLE, TN 37205**

(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 October, 2005.**

William S. Keane by Starling Davis

WILLIAM S. KEANE
By: Starling Davis, Attorney in Fact

Diane H. Keane by Starling Davis

DIANE H. KEANE
By: Starling Davis, Attorney in Fact

Davidson County DEEDWARR
Recvd: 10/27/05 13:07 2 pgs
Fees:13.00 Taxes:4662.00

20051027-0129964

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Starling Davis**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that [s]he executed the within instrument on behalf of **William Keane and Diane Keane** as Attorney-In-Fact, as the free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **21st day of October, 2005.**

Commission expires: **May 23, 2009**



I. DYKE TATUM/ Notary Public