6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/05 14:43 2 pgs
Fees:13.00 Taxes:99.90

20051215-0150837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2005.

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JUN 19, 2008

Notary Public

MY COMMISSION EXPIRES: June 19, 2008.

(AFFIX SEAL)

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
JEREMY GEARHEART	**Jeremy Gearheart SAME**	**81-16-584**
(NAME) **1017 WARREN STREET**	(NAME) **236 37TH Avenue North**	
(ADDRESS) **NASHVILLE, TN 37208**	(ADDRESS) **Nashville, Tennessee 37209**	
(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 KEIGHTLEY and LYNLEA KEIGHTLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY GEARHEART and JAMES B. CREASON**, 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 DAVIDON COUNTY, TENNESSE, BEING LOT NO. 10 ON THE B.W. HALL'S ADDITION TO NASHVILLE, A PLAT OF WHICH IS OF RECORD IN BOOK 17, PAGE 261, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 10 FRONTS 50 FEET ON THE WEST SIDE OF WARREN STREET AND RUNS BACK 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN KEIGHTLEY AND LYNLEA KEIGHTLEY BY DEED FROM SAM J. MCALLESTER, III, SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20040402-0037303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1017 WARREN STREET, NASHVILLE, TN 37208**

(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 **14th day of December, 2005.**

JOHN KEIGHTLEY

Lynlea Keightley

LYNLEA KEIGHTLEY
BY: JOHN KEIGHTLEY, ATTORNEY-IN-FACT
by _____, attorney-in-fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JOHN KEIGHTLEY** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the persons who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **14th day of December, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

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

Witness my hand and official seal at **Nashville, Tennessee** this **14th** day of **December, 2005.**

My Commission Expires: **July 19, 2008**

Notary Public **Justin Tatum**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008