WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Commission Expires JUNE 8, 2008

Davidson County DEEDWARR
Recvd: 05/19/06 10:15 2 pgs
Fees:13.00 Taxes:170.57

20060519-0058985

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Butler and Mark LePera	Mark LePera	Map 81-11
(NAME)	(NAME)	
1625 11th Street N	8930 Beacon St.	
(ADDRESS)	(ADDRESS)	Parcel 565
Nashville, TN 37208	Ft. Meyers, FL 33907	
(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, I, **James H. Keesee, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles H. Butler and Mark LePera**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1625 11th Ave. N, 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 my hand this 12th day of May, 2006.

James H. Keesee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, James Keesee, unmarried, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ~~Mt. Juliet~~ Nashville Tennessee ~~this 12th~~ day of May, 2006.

Commission expires: 10/26/08

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, and being the northerly 43 feet of Lot No. 99 in T. McGavock's Addition to Nashville, as shown of record in Plat Book 21, Page 41, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, and being more particularly described as follows:
Beginning at the north east corner of Lot No. 99 in said McGavock's plan, running thence southerly and with the westerly margin of 11th Avenue North, formerly Fillmore Street, 43 feet to a point, 7 feet northwardly of the northeast corner of Lot No. 98; thence westwardly and parallel with the northerly margin of said Lot No. 98, 150 feet, more or less, to an alley; thence with the easterly margin of said alley northerly 43 feet, more or less, to northwest corner of said Lot No. 99; thence easterly 150 feet to the beginning.

Being the same property conveyed to James H. Keesee, unmarried, by Deed from Adrienne Brandon, unmarried, filed for record 10/17/05 as Instrument No. 20051017-0124738, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 21, Page 41, Register's Office of Davidson County, Tennessee.