WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/06 08:26 2 pgs
Fees:13.00 Taxes:495.80

20061229-0160429

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th December, 2006

Notary Public

MY COMMISSION EXPIRES: ~~October 26, 2008~~ 5-3-2010

(AFFIX SEAL)

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Robert P. Keenan Jr.	Robert P. Keenan, Jr.	Map 161-4
(NAME)	(NAME)	
318 April Lane	1058 Loop Dr.	
(ADDRESS)	(ADDRESS)	Parcel 73
Nashville, TN 37211	Pleasant View, TN 37146	
(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, Donald Ray Tindle and wife, Virginia L. Tindle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert P. Keenan, Jr., 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:

Being Lot No. 8, April Lane Subdivision, as shown of record in Plat Book 2330, Page 132, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 100 feet on the northerly side of April Lane, and runs back between two parallel lines measuring 200 feet to a line in the rear which measures 100 feet thereon.

Being the same property conveyed to Donald Ray Tindle and wife, Virginia L. Tindle by Deed from Sandy A. Dike and wife, Ellen W. Duke, filed for record 06/30/89 in Record Book 7879, Page 186, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 2330, Page 132, Register's Office of Davidson County, Tennessee.

Subject to Sewer and Drainage Easement as shown of record in Book 6280, Page 187, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 318 April Lane, Nashville, TN 37211

(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 22 day of December, 2006

Donald Ray Tindle
Donald Ray Tindle

Virginia L. Tindle
Virginia L. Tindle

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Donald Ray Tindle and Virginia L. Tindle, 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, Tennessee this 22 day of December 2006

Commission expires: October 26, 2008

Shanna Ray
Shanna Ray Notary Public

