PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/07 13:24 2 pgs
Fees:13.00 Taxes:751.10
20070529-0063449

State of Tennessee)
County of Davidson)

07-05-023-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

D. Simard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of May, 2007

E. Mannix
Notary Public

My Commission Expires: 11-22-10

E. MANNIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CHRISTOPHER KEEGAN AND LEE O'MALLEY KEEGAN	New owner	141-12-B
(NAME)	(NAME)	69.00CO
1205 Brenner Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LAURA TURK, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER KEEGAN AND WIFE, LEE O'MALLEY KEEGAN**, hereinafter called the Grantee(s), 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. 62, on the Plan of Southampton, Phase 3, a Planned Unit Development, of record in Book 5200, Pages 689 & 690, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to LAURA TURK LEVINE, by Deed from JOHN A. CARROLL AND WIFE, KAREN J. CARROLL, of record in Instrument No. 20031201-0172689, Register's Office for Davidson County, Tennessee. AND further conveyed by Quitclaim Deed from JEFFREY LEVINE conveyed to LAURA TURK LEVINE pursuant to a certain Divorce Decree filed in the Fourth Circuit Court for Nashville, Davidson County, Tennessee in Docket No. 03D-2402 and filed of record in Instrument No. 20040323-0032777, said Register's Office. THE said LAURA TURK LEVINE N/K/A LAURA TURK, UNMARRIED.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Southampton, of record in Book 6120, Page 450, as amended in Book 6213, Page 63, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1205 Brenner Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 25th day of May, 2007.

LAURA TURK

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 **LAURA TURK, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of May, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON