WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$369,900.00**

Robert Lee McKeown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22ND~~ 18th DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Street	SAME	**104-11-65**
(NAME)	(NAME)	
2711 Acklen Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(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, **Robert Lee McKeown, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Street**, 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. 52 on the plan of Stokes and Marshall's Subdivision, as of record in Book 332, Page 106, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Lee McKeown, unmarried by deed dated April 29, 1988 from Paulette Naomi McKeown of record in Book 7532, Page 90, said Register's office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2711 Acklen Ave., Nashville, TN 37212**

(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 ~~22nd~~ 18th day of October, 2007.

Davidson County DEEDWARR
Recvd: 10/22/07 11:06 1 pgs
Fees:13.00 Taxes:1368.63
20071022-0124695

Robert Lee McKeown

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 Robert Lee McKeown, unmarried, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~22ND~~ 18th DAY OF OCTOBER, 2007.

Commission expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public