WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $647,500.00

Rita B. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon F. Sampson	Regions Bank / dba Regions Mtg	118-9-5
(NAME)	(NAME)	
3297 Lealand Lane	PO Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham AL 35287	
(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, Keystone, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gordon F. Sampson, unmarried, 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 Nos. 1 and 2 on the Map of the Subdivision of the North part of Lots Nos. 10 and 11 on the Map of Noelton, not of record, and described according to a survey thereof made by W. B. Southgate, Surveyor, in August 1938, as follows:

Beginning at the southwest intersection of 10th Avenue South and Battlefield Drive; thence with the margin of Battlefield Drive, westerly 164 feet to a point, the northeast corner of the Kidweel Property; thence with Kidweel's east line, southerly 203 feet to a point in the north line of Mrs. Yearger's property; thence with Mrs. Yearger's north line, easterly 202 feet to a point in the west margin of 10th Avenue South; thence with the margin of the same, northerly 210 feet and 4 inches, more or less, to the point of beginning.

Being the same property conveyed to KEYSTONE, LLC, by deed from HENRY C. STINSON and wife, ANN G. STINSON, of record as Instrument No. 20070209-0016924, dated February 7, 2007, said Register's Office.

This conveyance is subject to: 2008 county taxes, a lien, but not yet due and payable; all matters, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3297 Lealand Lane, Nashville, TN 37215

(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 25th day of February, 2008.

Keystone, LLC

By: _____

Keystone, LLC Jackson Smith Member

Davidson County DEEDWARR
Recvd: 02/28/08 12:12 2 pgs
Fees:13.00 Taxes:2395.75

20080228-0019704

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Jackson Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Keystone, LLC, the within named bargainor, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as member.

Witness my hand and official seal at Nash, this 26th day of February, 2008.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010