WARRANTY DEED

File Number: 70533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
Le 080204

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 28, 2010

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas D. Keenum Jr.	Thomas D. Keenum Jr.	
(NAME)	(NAME)	
1101 Holly Street	1101 Holly Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Elaine Peebles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas D. Keenum 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:

1101 Holly Street, Nashville, TN 37206 **Map 083-09-0 Parcel 236.00**

Land in Davidson County, Tennessee, being the westerly 45 feet of Lot No. 15 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County.

Said westerly part of Lot No. 15 fronts 45 feet on the northerly side of Holly formerlyElm Street, and runs back, with the easterly margin of 11th Street, formerly Smith Avenue, 170 feet to an alley.

Being the same property conveyed to Elaine H. Peebles from Nanassa Z. Roberson by Quitclaim Deed, recorded on May 20, 1993, in record Book 8954 and Page 594, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 1101 Holly Street, Nashville, TN 37206

(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 30th day of April, 2008.

Elaine H. Peebles

Elaine Peebles
H.

Davidson County DEEDWARR
Recvd: 05/06/08 11:15 2 pg
Fees:13.00 Taxes:832.50

20080506-0046613

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2008.

Commission expires: 4/28/09

OF TENNESSEE NOTARY

Notary Public