WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090021539 DEEDWARR
Recvd: 04/01/09 13:58 2 pgs
Fees:13.00 Taxes:814.00
20090401-0029356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAUL F. SOMERS 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
Terri Mansfield Bainbridge	Same as new owner	160-04-0-042
(NAME)	(NAME)	
5235 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, George T. Keith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terri Mansfield Bainbridge, 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 No. 934 on the Plan of Brentwood Hall, Section 9, as of record in Plat Book 2331, page 92, Register's Office for said County,

Said Lot No. 934 fronts 48 feet on the westerly side of Trousdale Drive and runs back 235.8 feet on the northerly line and 356 feet on the southerly line, to a dead line in the rear, measuring 217.9 feet thereon.

Being the same property conveyed to George T. Keith and wife, Orlean Seat Keith, by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 2708, page 473, dated January 3, 1958, said Register's Office. The said Orlean Seat Keith having since died.

This conveyance is subject to: 2009 county taxes, due and payable, but not yet delinquent; all matters appearing on the plan of record in Plat Book 2331; and all easements and restrictive covenants of record in Book 2488, page 489, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 5235 Trousdale Drive, Nashville, TN 37220

(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 20th day of March, 2009.

George T. Keith

By: George T. Keith by Robert Leland Keith Atty in Fact

Robert Leland Keith, atty-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Leland Keith, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of George T. Keith as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said George T. Keith.

Witness my hand and official seal at Nashville, this 20th day of March, 2009

Tricia Ball
Notary Public

My Commission Expires: 9/19/09

