BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This instrument prepared by and **Record and ~~Return to~~**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **09-1013**

BILL GARRETT, Davidson County
Trans:T20090066168 DEEDWARR
Recvd: 09/29/09 10:47 2 pgs
Fees:13.00 Taxes:739.63

20090929-0090274

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/24/2009**, by and between **Daniel R Zumwalt, an unmarried individual**, parties of the first part, and **Michelle M Keen, a single person**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A tract of land located in the City of Nashville, Davidson County, Tennessee, to-wit:

A House and lot located at No. 309 South 11th Street, Nashville, Tennessee, being Parts of Lots 129, 130, 131 and 132 of East Edgefield Addition, facing 50 feet on the east side of South 11th Street and running back 185 feet on the south side of Lillian Street to a dead line.

Being the same property conveyed to Daniel R. Zumwalt by Warranty Deed from Teresa R. Fly and William Melvin Robinson, dated 5/9/08 and recorded 5/12/08 in Instrument Number 20080512-0048951; and previously conveyed to Teresa R. Fly and William Melvin Robinson, as tenants in common, by Executrix's Deed from Teresa R. Fly, as Executrix of the Last Will and Testament of Hazel Jean Robinson, dated 10/16/06 and recorded 10/19/06 in Instrument Number 20061019-0130028, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **083-13-0-130.00**
☒ Improved OR
☐ Unimproved property located at: **309 11th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Daniel R Zumwalt

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Daniel R Zumwalt** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and seal this 24th day of September, 200..

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Pamela B Matheney
Notary Public

My Commission Expires: _____

****

Owner's Name: **Michelle M Keen**

and Address: **309 11th Street, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Bank of America, NA
2021 N. Gallatin Road, Suite 280
Madison, TN 37115

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$199,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sherri Worrell
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 24th day of September, 2009..

Notary Public

My Commission Expires: 6-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN