WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100011402 DEEDWARR
Recvd: 02/26/10 09:18 2 pgs
Fees:13.00 Taxes:551.30
20100226-0014708

G-VRE-10-117

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

William T. Chapman, IV
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Sweeney	New owner (NAME)	
117 Oceola Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	103-2-98.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RON KEITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER D. SWEENEY AND WIFE, LAUREN B. SWEENEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING PART OF LOT NO. 8 OF THE SUBDIVISION OF THE C. C. VERNON FARM, AS OF RECORD IN BOOK 161, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, BEING THE NORTHERLY PART OF LOT NO. 4 ON THE UNRECORDED PLAN OF SAID PART OF LOT NO. 8, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, SEPTEMBER 2, 1946, AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF OCEOLA AVENUE AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO MRS. MARY E. HIRSBRUNNER BY DEED FROM E. C. TALLEY AND WIFE, OF RECORD IN BOOK 1634, PAGE 289, SAID REGISTER'S OFFICE; THENCE WITH SAID HIRSBRUNNER'S NORTHERLY LINE, WESTWARDLY 198 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE A. J. PEAL PROPERTY; THENCE WITH SAID PEAL'S EASTERLY LINE, NORTHWARDLY 45 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF LOT NO. 2, THENCE WITH THE SOUTHERLY LINE OF LOTS NOS. 2 AND 3, EASTWARDLY 200.8 FEET TO THE WESTERLY MARGIN OFOCEOLA AVENUE; THENCE WITH SAME, SOUTHWARDLY 55 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RON KEITH, UNMARRIED BY WARRANTY DEED FROM LAWRENCE E. POLICH AND WIFE, BEVERLY SUE POLICH, RECORDED ON THE 5TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070605-0066891, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF C. C. VERNON FARM, AS RECORDED IN PLAT BOOK 161, PAGE(S) 164, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C); COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR SERVITUDES, IF ANY, APPEARING IN THE PUBLIC RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C); AND EASEMENT AGREEMENT RECORDED AT INSTRUMENT NO. 20070817-0098671 (RECORDED AFTER CONVEYANCE TO RON KEITH), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 117 Oceola Drive, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of February, 2010.

Ron Keith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ron Keith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of February, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903