WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100015926 DEEDWARR
Recvd: 03/18/10 13:25 2 pgs
Fees:13.00 Taxes:1739.00
20100318-0020429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: May 21, 2011 (AFFIX SEAL)

DEBRA MARSH STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires May 21, 2011

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
Garrett Story	[illegible]	117-16-0D-003 CO
(NAME)	(NAME)	
1118 Grandview Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	,	
(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, P. Jason Keen and Anna Lindsay Hobson, as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garrett Bryan Story and wife, Andrea S. Story, 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 Unit B of Boyce Townhomes, a Horizontal Property Regime with Private Elements, located on Grandview Drive in Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Boyce Townhomes of record as Instrument No. 20050224-0020224, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to P. JASON KEEN, UNMARRIED, AND ANNA LINDSAY HOBSON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from HOST PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument NO. 20051004-0119506, dated September 29, 2005, said Register's Office.

This conveyance is subject to: 2010 property taxes which are a lien, but not yet due and payable; all matters appearing on the plan of Boyce Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20050224-0020224, said Register's Office; and any and all declarations, covenants, conditions, and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1118 Grandview Drive, Nashville, TN 37204

(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 our hands this 15th day of March, 2010.

P. Jason Keen

Anna Lindsay Keen
f/k/a Anna Lindsay Hobson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, P. Jason Keen and Anna Lindsay Keen, f/k/a Anna Lindsay Hobson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 15th day of March, 2010.

Notary Public

My Commission Expires: 3/20/10

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.