WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100050097 DEEDWARR
Recvd: 08/12/10 13:42 2 pgs
Fees:13.00 Taxes:1110.00
20100812-0063827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, DY[illegible]E THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb Allen Garrett	Bank of American, N.A.	040000015.00
(NAME) 7129 Old Hickory Blvd.	(NAME) 7105 Corporate Drive Mail Stop: TX2-981-03-18	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Plano, TX 75024	
(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, **William Marlin Keel, and wife Donna L. Keel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb Allen Garrett, 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:

Tract I

Land in Davidson County, Tennessee, described according to Mortgage Loan Inspection made by John Kohl & company, P.C. dated October 1, 1987, as follows:

Beginning at a point in the North margin of Old Hickory Boulevard, said point being the southeast corner of Fueltec Subdivision, as of record in Book 5190, Page 690, Register's Office for Davidson County, Tennessee, thence, with the East line of said subdivision North 3 deg. 25' 05" West, 222.13 feet to a point, the northeast corner of said subdivision; thence, with the North line of said subdivision South 86 deg. 34' 55" West 200.00 feet to a point in the East margin of Whites Creek Pike; thence, with the East margin of Whites Creek Pike North 9 deg. West, 310 feet to a point, the southwest corner of the church lot (Map 40, Parcel 13); thence, North 81 deg. East 138 feet; thence, North 9 deg. West 117 feet; thence, North 81 deg. East, 109 feet to a point in the West line of property conveyed to Charles A. Mowery and wife, Linda C. Mowery, by deed of record in Book 4327, Page 346, said Register's Office; thence, South 41 deg. 30' East, 630 feet to a point in the North margin of Old Hickory Boulevard; thence with said North margin of Old Hickory Boulevard and with a curve to the right, a distance of 457.4 feet to the point of beginning.

Being the same property conveyed to William Marlin Keel, and wife Donna L. Keel by deed dated October 2, 1987 from Estate of Lucy Owen Teasley of record in Book 7372, Page 67, Register's Office for Davidson County, Tennessee.

Tract II

Beginning at a point in the easterly margin of Whites Creek Pike, said point being the northwest corner of the property conveyed to William Marlin Keel and wife, Donna L. Keel, by deed of record in Book 7372, Page 67 of the Register's Office for Davidson County, Tennessee.

Thence, with the easterly margin of Whites Creek Pike, Northerly 117 feet to a point;

Thence Easterly 210 feet to a point;

Thence Southerly 117 feet to a point;

Thence Westerly 210 feet, more or less, to the point of beginning.

Being the same property conveyed to William Marlin Keel and wife, Donna Keel by Quitclaim Deed from Frank O. Teasley and Mary Teasley Lipscomb, Executors of the Estate of Lucy Owen Teasley of record in Book 8259, Page 476, Register's Office for Davidson, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7129 Old Hickory Blvd., Whites Creek, TN 37189**

(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 11th day of August, 2010.

William Marlin Keel

Donna L. Keel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **William Marlin Keel, and wife Donna L. Keel** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public