WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110018056 DEEDWARR
Recvd: 03/28/11 15:26 2 pgs
Fees:13.00 Taxes:395.90
20110328-0023856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES 5/20/14 (AFFIX SEAL)

PAUL F. SOMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron L. Bateman	Same as new owner	017-00-0-304
(NAME)	(NAME)	
2620 Greer Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, I, SHELLY RENEE KEEF, MARRIED (F/K/A SHELLY RENEE RICHARDSON), HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AARON L. BATEMAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land located on the northerly side of Greer Road in the Tenth (10th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod located on the northerly right of way margin of Greer Road (25' to centerline) said pin marks the southwesterly property corner of the James K. Smith property of record in Instrument No. 20020314-032056 R.O.D.C., TN and southeasterly property corner of the herein described property; thence, following the right of way margin of Greer Road North 70° 32'18" West, 56.21 feet to an iron rod; thence, with a curve to the left having a radius of 888.64', a chord of North 73° 49' 03" West, 101.27 feet to an iron rod; thence, North 77° 05' 56" West, 169.33 feet to an iron rod; thence, with a curve to the right having a radius of 311.66 feet, a chord of North 51° 04' 15" West, 273.50 feet, for an arc length of 283.14 feet to an iron rod; thence, North 25° 02' 34" West, 79.98 feet to an iron rod; thence, with a curve to the right having a radius of 549.72 feet, a chord of North 20° 43' 46" West, 82.69 feet, an arc length of 82.77 feet to an iron rod; thence, with a curve to the right having a radius of 549.91 feet, a chord of North 10° 43' 09" West, 110.49 feet an arc length of 110.68 feet to an iron rod; thence, leaving Greer Road North 79° 58' 39" East, 370.14 feet to a point; thence, South 34° 09' 01" East, 431.30 feet to a point; thence, South 01° 25' 14" East, 222.65 feet to the Point of Beginning, according to survey by Phillip E. Holmes, Jr., TN RLS# 1728, dated May 10, 2007 and identified as file# 07045. Tract contains 5.10 acres or 222,087.28 sq. ft., more or less.

Being the same property conveyed to SHELLY RENEE RICHARDSON, by deed from MARGARET C. BATEMAN, WILLIAM A. SNODDY and wife, LISA J. SNODDY, as joint tenants with right of survivorship, of record as Instrument No. 20050204-0013312, dated January 31, 2005, said Register's Office. Said deed was corrected by Instrument for Correction of Warranty Deed of record as Instrument No. 20081022-0105864, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all applicable zoning ordinances; utility, sewer, drainage and other easements of record; and all matters appearing of public record, said Register's Office.

Joe Monroe Keef, IV, joins in the execution of this instrument to convey his marital interest in subject property.

unimproved ☐

This is improved ☒ property, known as 2620 Greer Road, Goodlettsville, TN 37072

(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 23rd day of March, 2011

Shelly Renee Keef
Shelly Renee Keef

Joe Monroe Keef, IV
Joe Monroe Keef, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelly Renee Keef (f/k/a Shelly Renee Richardson) and husband, Joe Monroe Keef, IV, 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 23rd day of March, 2011.

Notary Public

My Commission Expires: 6/20/14

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