BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037674 DEEDWARR
Recvd: 06/23/11 11:03 2 pgs
Fees:13.00 Taxes:458.43
20110623-0048235

State of Tennessee
County of Davidson

G#23281-8

The actual consideration or value, whichever is greater, for this transfer is **$123,900.00.**

MaryAnne M. Smith
Affiant

Subscribed and sworn to before me, this the 20th day of June, 2011.

JOHN COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John R. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MaryAnne M. Smith, Trustee of the MaryAnne M. Smith Revocable Trust UAD April 3, 2008	**MaryAnne M. Smith, Trustee**	**165-14-0 Parcel 160.00**
1513 Water Oak Ct	**1555 J D Todd Road**	
Nashville, TN 37013	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pete Keesee and wife, Eden Keesee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MaryAnne M. Smith, Trustee of the MaryAnne M. Smith Revocable Trust UAD April 3, 2008

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 Lot No. 279 on the Plan of Peppertree Forest, Section 17, as of record in Book 8250, Page 196, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Pete Keesee and wife, Eden Keesee, by Deed dated September 27, 2004 from John David Robnett and wife, Judy Robnett,, of record in Instrument No. 20041013-0123601, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1513 Water Oak Ct, Nashville, TN 37013**

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 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 my/our hand(s) this **20th** day of **June, 2011.**

Pete Keesee

Eden Keesee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Pete Keesee and Eden Keesee,** the within named sellers, 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 Nashville, Tennessee, this **20th** day of **June, 2011.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.