WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-6-14
(AFFIX SEAL)

TODD A. RICHARDS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20110048763 DEEDWARR
Recvd: 08/09/11 14:13 2 pgs
Fees:13.00 Taxes:1572.50
20110809-0061389

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Southard	James E. Southard	Map 129-02
(NAME) 6538 Jocelyn Hollow Road	(NAME) 6538 Jocelyn Hollow Road	Parcel 4.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **KIMBERLY ANN KEELOR, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. SOUTHARD***, 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 787 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Mark Shafer and Kimberly Ann Keelor, husband and wife by deed from Frederick Barker of record in Instrument 200107190076841, Register's Office for Davidson County, Tennessee, dated June 21, 2001. The said parties having since divorced in the Fourth Circuit Court of Davidson County, Tennessee, Case No. 09D-0155. And property being vested in Robert Mark Shafer and Kimberly Ann Keelor as tenants in common by deed from Robert Mark Shafer of record in Instrument 200912220116552, Register's Office for Davidson County, Tennessee, dated December 1, 2009.

Scrivener's Affidavit to correct legal description in deed of record in Instrument #20010719-0076841 was recorded as Instrument #20110207-0010681, said Register's Office.

Robert Mark Shafer conveyed his interest in said property to Kimberly Ann Keelor by Quitclaim Deed of record in Instrument #20110209-0011298, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 2331, Pages 14 and 15, said Register's Office; and (c) restrictive covenants of record in Book 2340, page 509 and Book 2341, page 222, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 6538 Jocelyn Hollow Road, Nashville, Tennessee 37205
(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.

* unmarried !

Witness my hand this 5th day of August, 2011.

Kimberly Ann Keelor by Kevin D. Montgomery, attorney in fact

Kimberly Ann Keelor
By: Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2011, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Kimberly Ann Keelor and acknowledged that he executed the same as the free act and deed of Kimberly Ann Keelor.

Witness my hand and official seal at Nashville, Tennessee this 5th day of August, 2011.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Please return to:
Main Street Title
404 W. Public Sq, Ste 11
Centerville, TN 37033