WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120042946 DEEDWARR
Recvd: 06/11/12 13:57 2 pgs
Fees: 13.00 Taxes: 96.20

20120611-0050885

R-FSBO-12-6930

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Keith	Ronald L. Keith	
6930 River Road Pike	(NAME) 6605 Riverview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	101-00-0-076.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CLAUDIA PENTECOST SWEENEY AND MAZZIE PENTECOST NEWMAN AND CORDELIA P. RICKETTS AND JOANNA P. HARGROVE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD L. KEITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LOCATED IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. THE SAME BEING A PORTION OF LAND SOLD TO ELEY DODSON SAWYERS AND WIFE, MAGGIE MAE SAWYERS, BY B. S. GIVENS AND WIFE, MARTHA GIVENS ON DECEMBER 27, 1927.

BEGINNING IN THE CENTER OF THE RIVER ROAD IN FRONT OF THE WATKINS CHAPEL CHURCH BUILDING SAME BEING THE NORTHWEST CORNER OF WILL HULAN'S PLACE. THENCE SOUTH 44 DEGREES WEST WITH HULAN'S LINE ABOUT 184 FEET TO A MOCK ORANGE TREE IN HULAN'S LINE. THENCE SOUTH 55 DEGREES WEST 137 FEET TO A CEDAR TREE AT THE REAR OF A SPRING. THENCE SOUTH 65 DEGREES WEST 87 FEET TO A STAKE IN CARLTON LANGLEY'S LINE. THENCE NORTH 24 DEGREES EAST 354 FEET MORE OR LESS TO CENTER OF RIVER ROAD. THENCE SOUTH 65 DEGREES EAST 182 FEET WITH CENTER OF RIVER ROAD TO THE BEGINNING, CONTAINING ONE ACRE TO BE THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOE PENTECOST AND WIFE MAZZIE PENTECOST BY DEED OF RECORD AT BOOK 3979, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOE PENTECOST PREDECEASED MAZZIE PENTECOST WHO IS NOW DECEASED AND PURSUANT TO HER LAST WILL AND TESTAMENT OF RECORD AS DOCKET NO. 94P-1685, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, TITLE TO SUBJECT PROPERTY WAS DEVISED TO EMILY J. PENTECOST. SAID EMILY J. PENTECOST HAVING SINCE DIED LEAVING CALVIN PENTECOST, JR., CLAUDIA PENTECOST SWEENEY, MAZZIE PENTECOST NEWMAN, CORDELIA PENTECOST RICKETTS AND JOANNA PENTECOST HARGROVE AS HER HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED IN INSTRUMENT NO. 20120525-0045692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CALVIN PENTECOST, JR., CLAUDIA PENTECOST SWEENEY, MAZZIE PENTECOST NEWMAN, CORDELIA PENTECOST RICKETTS AND JOANNA PENTECOST HARGROVE CONVEYED THEIR INTEREST IN SAID PROPERTY TO CLAUDIA PENTECOST SWEENEY, MAZZIE PENTECOST NEWMAN, CORDELIA PENTECOST RICKETTS AND JOANNA PENTECOST HARGROVE BY QUITCLAIM DEED RECORDED IN INSTRUMENT NO. 20070827-0102476 AND CORRECTED BY SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20120525-0045693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 6930 River Road Pike, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of June, 2012.

Claudia Pentecost Sweeney
Claudia Pentecost Sweeney

Mazzie P. Newman
Mazzie Pentecost Newman

Cordelia P. Ricketts
Cordelia P. Ricketts

Joanna P. Hargrove
Joanna P. Hargrove

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claudia Pentecost Sweeney, Mazzie Pentecost Newman, Cordelia P. Ricketts, and Joanna P. Hargrove, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2012.

Brian D. Mitchell
Notary Public

My Commission Expires:

(SEAL) January 09, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903