WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120050141 DEEDWARR
Recvd: 07/09/12 09:47 2 pgs
Fees:13.00 Taxes:536.50
20120709-0059892

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly D. Keeler	New Penn Financial	05114005500
(NAME)	(NAME)	
800 Lemont Drive	4000 Chemical Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Plymouth, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles Beneke and Brenda Beneke, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelly D. Keeler , unmarried and Elizabeth P. Keeler, unmarried,** hereinafter called the GRANTEE(S), their heirs and/or 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 Number 24 on the plan of Gra-Mar Acres, Section Five, as of record in Plat Book 2330, Page 19, Register's Office for said county to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Charles Beneke and Roberta Blankenship by Deed from Secretary Of Housing And Urban Development, dated 08/13/2002 and filed for record on 09/16/2002 in Instrument 200209160112380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Beneke and Brenda Beneke, husband and wife by Deed from Charles Beneke and Roberta Blankenship, dated 05/25/2005 and filed for record on 06/01/2005 in Instrument 200506010061323, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2330, Page 19, said Register's Office.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 800 Lemont Drive, Nashville, TN 37216
(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/or 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/or 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 3rd day of July, 2012.

Charles Beneke

Brenda Beneke

State of Tennessee
County of Wilson

Personally appeared before me Charles Beneke and Brenda Beneke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of July, 2012.

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

