Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 184,450.00

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2012

Notary Public

My Commission Expires: 8-23-16

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
David M Forbes	F & M Bank	073-03-0-74.00
2520 Timwood Drive	50 Franklin St.	
Nashville, TN 37214	Clarksville, TN 37040	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Brandon N. Keown and wife Ferne' M. Keown** said Grantor does hereby bargain, sell, transfer and convey unto **David M. Forbes, married and Barbara L. Forbes, unmarried as Joint Tenants with the Right of Survivorship** 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. 15 on the Revised Plat of Lot Nos. 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Section One, Sutherland Heights, of record in Plat Book 2330, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon N. Keown and Ferne' M. Keown by Deed from Ethelyne Austin Turner, one half interest and Sandra Joyce Glover and John P. Turner and Janet A. Turner, remaining one-half interest of record at Instrument No. 20031114-0166608, Register's Office for Davidson County, Tennessee, dated November 13, 2003 and recorded on November 14, 2003.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 2520 Timwood Drive , Nashville , TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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.

BILL GARRETT, Davidson County
Trans:T20120089070 DEEDWARR
Recvd: 11/21/12 09:37 2 pgs
Fees:13.00 Taxes:682.47
20121121-0107347

Witness my hand this 14th day November of 2012.

Brandon N. Keown

Ferne M. Keown

STATE OF Tennessee
COUNTY OF Davidson

On this 14th day of November ~~15~~,2012, before me personally appeared Brandon N. Keown and Ferne M. Keown to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: 11-29-2015

