WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130016244 DEEDWARR
Recvd: 02/27/13 11:18 2 pgs
Fees:13.00 Taxes:902.80
20130227-0019536

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 25, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-29-2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DARLENE EDWARDS

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Keown	Primary Residential Mtg	026-09-0-28.00
(NAME)	(NAME)	
119 Cima Drive	4750 Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Goddlettsville, TN 37072	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 12-1327

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I,/ we Judy H. Tongate ,married** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Brandon Keown and wife Ferne Keown hereinafter called the GRANTEE, **his/her** 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. 1 on the Plan of Clark Place, Section 5 of record in Plat Book 2331, Page 159, in the Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Cima Drive at the corner of Lot No. 1 and the northeast corner of Lot No. 40 on the Plan of Clark Place, Section 4, as of record in Book 2331, page 74, Register's Office for Davidson County, Tennessee; thence with the line between said two lots south 2 degrees 40' west 202.4 feet, thence easterly 186.2 feet to the westerly margin of Donald Avenue; thence with the same northerly 170.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 40.4 feet to the southerly margin of Cima Drive; thence with the same westerly 172.5 feet to the beginning.

Being the same property conveyed to Judy H. Tongate by Deed from Sidney L. King and wife, Dorothy P. King of record in Book 5194, page 834, Register's Office for Davidson County, Tennessee, dated September 6, 1977 recorded on September 9, 1977.

Darrel E Tongate joins in this conveyance for the purpose of conveying any right, Title and Interest in and to said property which he may have marital or otherwise.

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.

unimproved ☐

This is improved ☒ property, known as 119 Cima Drive , Goodlettsville, TN 37072

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this ~~22nd~~ 25th day of February, 2013.

Judy H. Tongate
Judy H. Tongate

Darrel E. Tongate
Darrel E. Tongate

STATE OF Tennessee
COUNTY OF Davidson

On this ~~22nd~~ 25th day of February , 25, 2013, before me personally appeared Judy H. Tongate and husband Darrel E Tongate 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.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2015

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY