WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130016866 DEEDWARR
Recvd: 02/28/13 15:40 2 pgs
Fees: 13.00 Taxes: 155.40
20130228-0020320

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$42,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY 2013.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Clark Hannah	**Sarah Clark Hannah**	**78-7.00**
(NAME)	(NAME)	
4575 Cleeces Ferry Road	415 Church Street #2105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37219	
(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, WE, **Lyla Mae Keel,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Clark Hannah,** 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 the 13th, formerly the 25th, Civil District of said County and State, in what is known as Whites, or Bells Bend on the Cumberland River, described according to a survey made by Geo. W. Watkins, Surveyor, July 18, 1957, as follows: Beginning at a point in the center of the Old Clees Ferry, or Bells Bend Road, at the intersection of the center line of said road and the northern boundary line of the property conveyed to Susan M. Seat by Jas. Anderson, of record in Book 26, Page 397, Register's Office for said County; thence with the center of said road, north 3 degrees west 286 feet; thence south 89 degrees 30' west 244 feet to an iron pin; thence south 2 degrees west 274.7 feet to an iron pin, twin 5 inch hack-berries in the northern boundary line of said Seat property; thence with said line, south 88 degrees east, with a fence, 277 feet to the beginning, containing 1.67 acres, more or less.

Being the same property conveyed to William Keel Jr. and wife, Lyla Mae Keel by deed dated July 24, 1957 from Grover H. Standlee, Jr. and wife, Juanita K. Standlee of record in Book 2693, Page 571, Register's Office for Davidson County. Tennessee. The said William Keel, Jr. has since died survived by his wife, Lyla Mae Keel.

unimproved ☐

This is improved ☒ property, known as **4575 Cleeces Ferry Road, Nashville, TN 37218**

(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.

Witness my hand this **28th day of February 2013**.

Lyla Mae Keel by William Marlin Keel, POA
Lyla Mae Keel
By: William Marlin Keel as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **William Marlin Keel** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Lyla Mae Keel** as Attorney-In-Fact, as the free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February 2013.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public