WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent A. Keally Lacey N. Keally	New Owner	117-5-116
(NAME)	(NAME)	
3507 Foxhall Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **John Tilden Bourlandand wife, Ann Munday Bourland**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent A. Keally and Lacey N. Keally*** 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:

*Husband and Wife

Land in Davidson County, Tennessee, being Lots Nos. 24, 25, 26 and 27 of Block A on the Plan of Life and Casualty Insurance Company's Woodmont Boulevard Tract, not of record, described together according to a survey made by Z.J. Wilkinson, Surveyor, June 29, 1935, as follows:

Beginning at the northwest corner of Foxhall Road and Wimbledon Road; thence with the westerly margin of Foxhall Road, northwardly 105 feet to the corner of Lots Nos. 23 and 24; thence with the line between said two lots, westwardly 151.7 feet to the common corner of Lots Nos. 23, 24, 38 and 39; thence with the line between Lots Nos. 24, 25, 26 and 27 and Lots Nos 29, 40 41 and 42 southwardly 105 feet to the northerly margin of Wimbledon Road; thence with said Road, eastwardly 151 feet to the beginning.

Being the same property conveyed to John Tilden Bourland and wife, Elizabeth C. Bourland by deed from John S. Tate, Jr., Trustee of record in Book 6720, page 525, see also Conveyance in Book 5033, page 772 and further conveyed by Quitclaim Deed to John Tilden Bourland and wife, Ann Munday Bourland of record in Instrument No. 2011228-0016029 dated February 18, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **3507 Foxhall Road, Nashville, TN 37215**

(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.

BILL GARRETT, Davidson County
Trans: T20130017361 DEEDWARR
Recvd: 03/04/13 08:03 2 pgs
Fees: 13.00 Taxes: 3570.50
20130304-0021047

Witness our hands this 1st day of March, 2013.

John Tilden Bourland

Ann Munday Bourland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Tilden Bourland and Ann Munday Bourland, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1ST DAY OF MARCH, 2013.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public