Return!

Bell Title
1616 Westgate Circle
Brentwood, TN 37027

WARRANTY DEED

NIKKI D. WELLS-MCNICKLES ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: AUGUST 28, 2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-28-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Elizabeth A. Kee	New Owner	13613013400
(NAME)	(NAME)	
3121 Goodwin Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-4128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130017882 DEEDWARR
Recvd: 03/05/13 08:54 2 pgs
Fees:13.00 Taxes:429.20
20130305-0021722

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, **Dawn E. Harper formerly known as Dawn E. Stanford and Daniel L. Harper, wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth A. Kee and husband, Robert A. Kee**, 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 No. 43 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Plat Book 5200, Page 183, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dawn E. Stanford and Daniel L. Harper, unmarried persons as joint tenants with right of survivorship by Deed from Robert J. Kaufmann, II, unmarried, dated 03/30/2001 and filed for record on 04/03/2001 in Instrument 200104030032169, Register's Office for Davidson County, Tennessee. Dawn E. Stanford having since married and now known as Dawn E. Harper.

All matters as set forth per Plat Book 5200, Page 183, said Register's Office.

Restrictions of record in Book 5460, Page 269, said Register's Office.

Restrictions of record in Book 5496, Page 697, said Register's Office.

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 3121 Goodwin Drive, Nashville, TN 37217-4128
(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 1st day of March, 2013.

Dawn E Harper

Dawn E Harper

Daniel L. Harper

State of Tennessee
County of Wilson

Personally appeared before me Dawn E Harper and Daniel L. Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of March, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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