BILL GARRETT, Davidson County
Trans:T20130060864 DEEDWARR
Recvd: 07/17/13 11:55 2 pgs
Fees:13.00 Taxes:133.57
20130717-0073884

(1)

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $36,100.00

Sandra Lush
Affiant

Subscribed and sworn to before me, this 10 day of July 2013.

Etta Carter
Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra Lush 143 Blue Level Providence Road Rockfield, KY 42274	SAME	04401002000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **344 Keeton, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sandra Lush, married,** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. W on the unrecorded map of the resubdivision of certain lots in Scenic View, not of record.

Said lot "W" is a part of Lots 48 & 49 and is described as beginning at a point in the southwesterly margin of Keeton Avenue a point 1,486.1 northwest from a concrete monument set at the beginning of a curve into Hillman Place, thence South 42 degrees 52' West 170.08 feet to a point; thence North 46 degrees 29' West 72' to a point; thence North 43 degrees 52' East 170.66 feet to the margin of Keeton Avenue; thence with the margin of the same, South 46 degrees 10 ' East 72.00 feet to the point of beginning.

Being the same property conveyed to 344 Keeton, LLC by Substitute Trustee's Deed from Larry D. Craig, Substitute Trustee, of record in Instrument No. 20130522-0051777, Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on May 22, 2013.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 344 Keeton Avenue, Old Hickory, TN 37138

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 10th day of July, 2013.

344 Keeton, LLC

By: _____

Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad Harvey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Auth. Rep. for **344 Keeton, LLC** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Auth. Rep. for **344 Keeton, LLC.**

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of July, 2013.

_____
Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013072647