Davidson County DEEDWARR
Recvd: 08/14/13 14:25 3 pgs
Fees:18.00 Taxes:301.55
20130814-0085504

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1178**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/12/2013**, by and between **Joseph D Claybon, an unmarried individual**, parties of the first part, and **Margaret Moore Keese, and Robert W Keese, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 84 on the Plan of Brooklyn Heights as of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot Number 84 fronts 40 feet on the northerly side of Glade Avenue and runs back between parallel lines, 140 feet to a line at the rear on which it measures about 120 feet.

Being the same property conveyed to Joseph D Claybon by deed dated November 24, 2008 from First Horizon Home Loans, a division of First Tennessee Bank, National Association of record as Instrument No 200812300123286, said Register's Office.

This conveyance is made subject to: all existing easements and restrictions of record

Parcel ID # **71-5-203**

☒ Improved OR

☐ Unimproved property located at: **1814 Glade Street, Nashville, TN 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Joseph D Claybon

STATE OF **Tennessee**

COUNTY OF **Davidson**

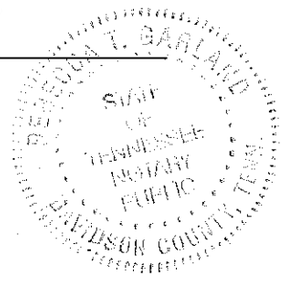
Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joseph D Claybon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 12th day of August, 2013..

Rebecca L. Garland

Notary Public

My Commission Expires: 5/8/17



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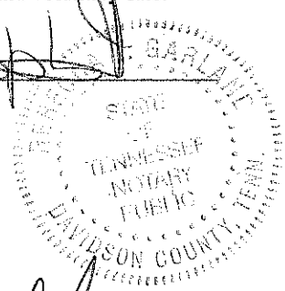
Owner's Name: **Margaret Moore Keese and Robert W Keese**

and Address: **1814 Glade Street, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle, RCN-6 Mail Code: ALBH40602B
Birmingham, AL 35244

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$81,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant



STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 12th day of August, 2013..

Rebecca L. Garland

Notary Public

My Commission Expires: 5/8/17

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen C Asplint

Commission Expires: 7/6/15

