return to:

DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130095916 DEEDWARR
Recvd: 11/12/13 08:09 2 pgs
Fees: 13.00 Taxes: 715.95
20131112-0116367

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Christina Franey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2013.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina M. Franey	New owner	172040A06700 CO
(NAME)	(NAME)	
1276 Brentwood Highlands Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Teresa Diane Kee formerly known as Teresa Diane Buck and Richard Jason Kee, wife and husband** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christina M. Franey, an unmarried woman**, 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. 22 on the Plan of Phase Two, Highlands of Brentwood as of record in Instrument No. 200002090013331, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Teresa Diane Buck, unmarried by Warranty Deed from Jon P. Booms and wife, Rachel E. Booms, dated June 16, 2006 and filed in Instrument Number 20060623-0075393, Register's Office of Davidson County, Tennessee. Richard Jason Kee joins in this conveyance to convey any and all rights he may have in this property.

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 773 and Instrument Number 20000209-0013331; Restrictive Covenants of record in Book 6562, Page 93; Book 11156, page 815; Book 11629, page 906; Instrument Number 20020722-0087704; Instrument Number 20021121-0144877 and Book 11189, page 612 and Charter and matters of the Homeowner's Association of record in Book 11595, Page 872 and Instrument Number 20000407-0035205, Register's Office for said County.

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 1276 Brentwood Highlands Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-10728
SMG TN Warranty Deed

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 6 day of November 2013.

Teresa Diane Kee

Teresa Diane Kee

Richard Jason Kee

Richard Jason Kee

State of Tennessee
County of

Personally appeared before me Teresa Diane Kee and Richard Jason Kee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6 day of November, 2013.

Stephanie Newman

Notary Public

My Commission Expires: My Commission Expires March 23, 2016

STEPHANIE NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067