THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31495-10-2013** File Box 9-B File 31496	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $995,000.00. Helen S. Green Affiant Subscribed and sworn to before me this 8th day of November, 2013. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Louis A. Green, III, Helen S. Green 4613 Granny White Pike Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 150 01900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank O. Keener, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis A. Green, III and wife, Helen S. Green** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4613 Granny White Pike, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Judy H. Keener, spouse of Frank O. Keener, joins in the execution of this instrument for the purposes of conveying any marital interest she may have in subject property.

BILL GARRETT, Davidson County
Trans:T20130096673 DEEDWARR
Recvd: 11/13/13 11:05 3 pgs
Fees:18.00 Taxes:3681.50
20131113-0117195

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of November, 2013.

Frank O. Keener
BY: Judy H. Keener, Attorney-In-Fact

Judy H. Keener

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy H. Keener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy H. Keener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Frank O. Keener and is authorized by the said Frank O. Keener to execute this instrument on his behalf.

Witness my hand, at office, this 8th day of November, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, described according to a mortgage loan inspection by John Kohl & Co., P. C., dated December 16, 1987, as follows:

Beginning at a point on the westerly right-of-way of Granny White Pike at the southeasterly corner of the Beatrice Boyd Burton property; thence with said right-of-way of Granny White Pike, S 13 degrees 15 minutes W 250 feet; thence, N 82 degrees 50 minutes W 350 feet to a point; thence N 13 degrees 15 minutes E 250 feet to a point in the southerly line of Beatrice Boyd Burton; thence with said southerly line, eastwardly 350 feet to the point of beginning.

Being the same property conveyed to Frank O. Keener, a single person, by deed dated September 6, 1991, from C. William Andree, III and wife, June Andree, of record in Book 8440, page 563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 131 150 01900.