THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/14/14 15:06 3 pgs
Fees:18.00 Taxes:407.00
20140114-0003866

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/23/15

(AFFIX SEAL)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy M. Daugherty	Fifth Third Home Mortgage	MAP & PARCEL
2221 Sadler Ave	5001 Kingsley Dr. MD: 1MOCBQ	119-01-0-104.00
Nashville, TN 37210	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Benjamin W. Keith, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy M. Daugherty**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 34 on the Plan of G. P. Rose's Property of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Excluded from said Lot No. 34 is the portion condemned by State of Tennessee for Highway right of way public use as described in judgment recorded in Book 4385, Page 889, Register's Office for Davidson County Tennessee, as follows:

Being part of Lot No. 34 on the Plan of G. P. Rose's Property as of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of Sadler Avenue said point being in the southeast corner of said lot; thence with the south line of Lot No. 34 North 83 deg. 52' west 253.5 feet more or less to a point; thence North 17 deg. 48' 11" East 11 feet to a point; thence South 81 deg. 34' East 247.7 feet to the point of beginning and containing 1.1329 square feet, more of less.

Being the same property conveyed to Benjamin W. Keith by deed from Gail McEwen Mayberry Metcalf and husband, Jonathan T. Metcalf of record in Instrument Number 20040728-0090281, Register's Office for Davidson County, Tennessee, dated July 26, 2004, recorded July 28, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as 2221 Sadler Ave, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 _____ hand( ) this the 3rd day of January, 2014.

Benjamin W. Keith

STATE OF New Jersey
COUNTY OF Bergen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin W. Keith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of January, 2014.

My Commission expires: 2/14/2017

Notary Public

KANG RO YOON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 14, 2017

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

