WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/14 08:10 2 pgs
Fees:13.00 Taxes:157.25
20140403-0027596

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $42,500.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Frank L. Keeling Jr.	SAME	059-13-0-012.00
4800 Trumpet Circle		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sheron L. Randolph**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Frank L. Keeling Jr.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 117 on the plan of Treppard Heights, Section 7, of record in Book 2900, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 117 fronts 150 feet on the northwesterly side of Hummingbird Drive and extends back 339.1 feet on the northeast line and 340 feet on the southwest line to a dead line in the rear, measuring 101.8 feet thereon.

Being the same property conveyed to James B. Johnson and wife, Katherine Johnson, by deed from William M. Pride, Jr. and wife, Peggy Joyce Pride, on October 16, 1968, of record in Book 4276, page 970, Register's Office for Davidson County, Tennessee. James B. Johnson having died leaving property to Katherine Johnson by right of survivorship. Katherine Johnson, being one and the same person as Catherine Wells Johnson died testate on March 19, 2007, Her Last Will and Testament naming Sheron L. Randolph as sole devisee. Said Last Will and testament entered into Probate at Cause No. 07P847, Probate Court for Davidson County, Tennessee, and being of record in Instrument Number 20090604-0051998, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 13, Register's Office Davidson County, Tennessee.

This is improved property known as: **3232 Hummingbird Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 31, 2014.

Sheron L. Randolph
Sheron L. Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sheron L. Randolph** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 1-6-2015

Notary's Signature

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE