BILL GARRETT, Davidson County
Trans:T20140024402 DEEDWARR
Recvd: 04/10/14 14:24 2 pgs
Fees:13.00 Taxes:906.50

20140410-0030186

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this 4th day of April, 2014. Notary Public My commission expires: 1/21/18

TERRI BOSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-21-2018

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Ogle and Lindsay M Ogle	**New Owner**	**Map\Parcel: 072-0-0-360.00**
120 Ardee Avenue		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Lauren J. Keckley and husband, Joshua Keckley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Ogle and Lindsay M Ogle, husband and wife

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. 1 on the Plan of the Final Plat of Resubdivision of Lots 1 & 27, Country Club Estates, Block F, of record in Instrument No. 20000929-009623, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Jackson by Warranty Deed from Rob Terry and Pat Terry and Mike Terry of record at Instrument No. 20070305-002695, Register's Office for Davidson County, Tennessee, dated April 01, 2007 and recorded on April 05, 2007.

The said Lauren Jackson, having since married and is now known as Lauren J. Keckley.

Joshua Keckley, husband of Lauren J. Keckley, joins in the execution of this conveyance to convey any and all marital interest and rights he may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 120 Ardee Avenue, Nashville, TN 37216.

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 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 my/our hand(s) this 4th day of April, 2014.

Lauren J Keckley
By Keith H Solomon
Lauren J. Keckley By Keith H. Solomon
Her Attorney-in-Fact her attorney-in-fact

Joshua Keakley
By Keith H Solomon
Joshua Keskley By Keith H. Solomon
His Attorney-in-Fact his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith Solomon**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Lauren J. Keckley** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Lauren J. Keckley**, and is authorized by **her** to execute this instrument on her behalf pursuant to a Specific Limited Power of Attorney of record in Book _____, page _____, Register's Office for Williamson County, Tennessee.

20140410003018 5

This the 4th day of April, 2014.

TERRI BOSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-21-2018

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith Solomon**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Joshua. Keckley** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Joshua Keckley**, and is authorized by **him** to execute this instrument on his behalf pursuant to a Specific Limited Power of Attorney of record in Book _____, page _____, Register's Office for Williamson County, Tennessee.

20140410003018 5

This the 4th day of April, 2014.

TERRI BOSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-21-2018

My Commission Expires: _____

Notary Public

File #: **3101MG**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027