WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140039646 DEEDWARR
Recvd: 06/05/14 10:59 2 pgs
Fees: 13.00 Taxes: 1147.00

20140605-0048925

R-BR-14-1711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph D. Keith, Jr. and Paula D. Keith	**Same as New Owner**	
(NAME)	(NAME)	
1711 Williamson Rd		**012-00-0-191.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JUDITH O. DICKENS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH D. KEITH, JR., AND PAULA D. KEITH, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE ELEVENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 1 ON THE BOUNDARY SURVEY OF THE CATHERINE W. KINLE PROPERTY, DESCRIBED ACCORDING TO A SURVEY DATED SEPTEMBER 17, 1993, AND REVISED NOVEMBER 8, 1993, BY RAY G. COLE, REGISTERED LAND SURVEYOR NO. 914 (JOB NUMBER 93-873) AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT LOCATED IN THE SOUTHERLY MARGIN OF U.S. HIGHWAY 41-W AT THE SOUTHWEST CORNER OF ITS INTERSECTION WITH WILLIAMSON ROAD; THENCE, WITH THE NORTHERLY MARGIN OF WILLIAMSON FOR FOUR CALLS: SOUTH 47 DEG. 59' 37" WEST 108.02 FEET TO A CONCRETE MONUMENT; THENCE, SOUTH 82 DEG. 43' 30" WEST 152.32 FEET TO AN IRON PIN; THENCE, NORTH 88 DEG. 40' 37" WEST 225.58 FEET TO AN IRON PIN; THENCE, NORTH 85 DEG. 53' 46" WEST 164.23 FEET TO AN IRON PIN; THENCE, LEAVING WILLIAMSON ROAD NORTH 52 DEG. 28' 02" WEST 230.00 FEET TO AN IRON PIN; THENCE, NORTH 47 DEG. 16' 57" EAST 510.36 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF U.S. HIGHWAY 41; THENCE, WITH SAID MARGIN OF SAID HIGHWAY. SOUTH 46 DEG. 07' 04" EAST 593.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.21 ACRES, MORE OR LESS.

Being the same property conveyed to O'Neal J. Dickens and wife, Judith O. Dickens, by deed from Joe Seigenthaler and wife, Charlene Seigenthaler, of record in Instrument No. 20120820-0074199, Register's Office for Davidson County, Tennessee, dated August 17, 2012 and recorded on August 20, 2012. The said O'Neal J. Dickens having since died on February 16, 2014, leaving the said Judith O. Dickens as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Restrictions of record in Book 9183, Page 739, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1711 Williamson Rd, Goodlettsville, Tennessee 37072**.

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 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 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 the 29th DAY OF MAY, 2014.

Judith O. Dickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH O. DICKENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212