Davidson County DEEDWARR
Recvd: 08/12/14 13:29 2 pgs
Fees:13.00 Taxes:1665.00
20140812-0072707

140520

WARRANTY DEED

SUSAN L. HEINRICH * NOTARY PUBLIC * STATE OF TENNESSEE * COUNTY OF WILLIAMSON *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of

Notary Public

MY COMMISSION EXPIRES: 8/24/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David A. Keck and Abbe Keck, husband and wife	New Owner	11814001100
(NAME)	(NAME)	
3507 Robin Rd		
(ADDRESS)	(ADDRESS)	
TN Nashville 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joe H. Bandy and Carolyn A. Coleman and Carolyn Coleman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David A. Keck and Abbe Keck, 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. 73 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2 and Register's Office for said County, described as follows:

Beginning on the westerly margin of Robin Road, formerly Underwood Avenue, at the corner of Lots Nos 73 and 74; thence with the westerly margin of said road, southeastwardly 150 feet to the beginning of a curve; thence around said curve in a southwesterly direction 57 feet to the northerly margin of Winston Place; thence with same westwardly 175 feet to the corner of Lot Nos. 72 and 73; thence with the line between said two lots northwardly 110 feet to the common corner of Lots Nos. 72, 73 and 74; thence with the line between Lots Nos. 73 and 74, eastwardly 147.5 feet to the beginning.

Being the same property conveyed to Joe H. Bandy and Carolyn A. Coleman, as tenants in common with right of survivorship by Warranty Deed dated May 28, 2010 from Carol Elaine Carney Smith and Brian Ritchie Carney, heirs of the Estate of May Dell Carney and filed of record in Instrument No. 20100607-0043937, said Register's Office for Davidson County, Tennessee.

File Number: GRN-140520

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3507 Robin Rd, Nashville, TN 37204

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, has 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 our hands this 29th day of July, 2014.

Joe H. Bandy

Carolyn A. Coleman

Carolyn Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joe H. Brandy Carolyn A. Coleman and Carolyn Coleman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 29th day of July, 2014.

Notary Public

Commission Expiration:
File Number: GRN-140520

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017