WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064130 DEEDWARR
Recvd: 08/28/14 15:55 2 pgs
Fees:13.00 Taxes:1332.00
20140828-0078912

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of August, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel Lochrie	Ameris Bank	083 01 0 070.00
(NAME)	(NAME)	
1010 West Greenwood Avenue	2000 Meridian Boulevard, Suite 270	
(ADDRESS)	(ADDRESS)	
Nashville 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stuart M. Kimball and Michelle R. Keegan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Lochrie**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:
Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 18, all of Lot No. 19 and the easterly 25 feet of Lot No. 20 on the Plan of Jones & Bradford's Subdivision, as of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.
Being the same premises conveyed to Stuart M. Kimball and Michelle R. Keegan, One-half undivided each as Tenants in common with right of survivorship by Warranty Deed from Michael S. Ott dated February 27, 2006 and recorded March 6, 2006 as Instrument No. 20060306-0025798, in said Register's Office for Davidson County, Tennessee.

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 1010 West Greenwood Avenue, Nashville, TN 37206

File Number: GRN-141162

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 22nd day of August, 2014.

Stuart M Kimball by Susan Heinrich Attorney in fact
Stuart M. Kimball

Michelle R. Keegan by Susan Heinrich, Atty in fact
Michelle R. Keegan

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Susan Heinrich , to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of Stuart M. Kimball and Michelle R. Keegan he exectued the same as the free act and deed of Stuart M. Kimball and Michelle R. Keegan, for the purposes therein contained.

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: GRN-141162