Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

NEW OWNER:

Michele E. Keith
Michele K. Keith
326 Sylvan Park Lane
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0877

Map 104 Group 01-0 Parcel 255.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140078998 DEEDWARR
Recvd: 10/21/14 08:13 3 pgs
Fees:18.00 Taxes:991.60
20141021-0096780

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Eight Thousand and 00/100 Dollars ($268,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EMILY M. GARMAN, a single person,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHELE E. KEITH, a single woman, AND MICHELE K. KEITH, a married woman, as joint tenants with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50.0 feet front and the westerly 25.0 feet rear of Lot No. 173 and the easterly 25.0 feet triangular strip off the rear of Lot No. 172 on the Plan of Map of West Grove Addition, of record in Book 421, Page 88, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Pilcher Avenue, the common corner of Lots Nos. 173 and 174, being the southwest corner of the property conveyed to Raymond T. Snoddy and wife, by deed from Thurman Sensing, Trustee, of record in Book 1153, Page 614, said Register's Office; thence with Snoddy's westerly line northerly 370.0 feet, more or less, to a point in the southerly margin of the right-of-way of the N.C. and St. L. Railroad; thence with said Railroad westerly 50.0 feet to a point 25.0 feet west of the common corner of Lots Nos. 172 and 173; thence southerly parallel to Snoddy's westerly line 357.5 feet, more or less, to the north margin of Pilcher Avenue; thence with the margin of the same easterly 50.0 feet to the beginning.

Being the same property conveyed to Emily M. Garman, a single person, by Warranty Deed from Polly Ringo Perkins, married, (fka Polly C. Ringo, unmarried), dated April 30, 2009, and of record in Instrument No. 20090512-0043732, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3614 Pilcher Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **October, 2014**.

EMILY GARMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, EMILY GARMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 15th day of **October, 2014**.

BRITTANY T. DUGGER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **268,000.00** .

Hally Dan
AFFIANT

Sworn to and subscribed to before me 15th day of **October, 2014**.

Nathan L. Powers
NOTARY PUBLIC

My commission expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY