Davidson County DEEDWARR
Recvd: 01/15/15 14:48 2 pgs
Fees:13.00 Taxes:847.30
20150115-0004415

PREPARED BY (~~AND RETURN TO~~):
Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57085
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eleanor F. White 1320 Greenfield Avenue Nashville, TN 37216	Highlands Residential Mortgage, LTD 12001 N. Central Expressway, Suite #750 Dallas, TX 75243

TAX MAP PARCEL NUMBERS: 07203033400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joni McKeown and husband, Robert McKeown**, as tenants by the entirety, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eleanor F. White,** single (12) hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Mora Sharpe Lands, of record in Book 547, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David U. Johnson, III and wife, Joni A. Johnson By Warranty Deed from Erin L. Albers and husband, Jeff Dotts, dated December 21, 2011, recorded December 29, 2011 in Instrument No. 20111229-0101861, Register's Office for Davidson County, Tennessee.

David Upton Johnson, III conveyed his interest in subject property to Joni Audrey Monney, pursuant to the terms of the Final Decree of Divorce in Docket No. 12D-2951, Fourth Circuit Court for Davidson County, Tennessee, by Quitclaim Deed of record in Instrument No. 20121221-0117732, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Joni McKeown and husband, Robert McKeown by Quitclaim Deed dated May 6, 2014, recorded May 9, 2014 in Instrument No. 20140509-0117732, Register's Office for Davidson County, Tennessee.

Joni A. Johnson, Joni Audrey Monney and Joni McKeown being one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, Page 114, Register Office for said County; Easement for access of record in Instrument No. 20070906-0106893, said Register's Office; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4283, Page 326, said Register's Office.

This is improved property, known as 1320 Greenfield 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of January, 2015

Joni McKeown

Robert McKeown

State of Tennessee

County of Davidson

On this 13th day of January, 2015, before me the undersigned authority, personally appeared Joni McKeown and Robert McKeown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $229,000.00.

Affiant

Sworn and subscribed before me this 13th day of January, 2015.

Notary

My Commission Expires: _____

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

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 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, Shelly M. Smith, 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.

Shelly M. Smith

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