BILL GARRETT, Davidson County
Trans: T20150025560 DEEDWARR
Recvd: 04/07/15 10:54 2 pgs
Fees: 13.00 Taxes: 1239.50
20150407-0030324

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0148HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of April, 2015.

Notary Public
Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Heather Hartshorn Keith 2418 Branch Street Nashville, TN 37216	DAS Aquisition Company, LLC 12140 Woodcrest Executive, #150 St. Louis, MO 63141	072-11-0-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeffrey C. Seifert and wife, Pamela A. Seifert, as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Hartshorn Keith and Martin Gregory Keith, wife and husband

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 the southerly 65 feet of Lots Nos. 156, 157 and 158 on the plan of Waters Place, as of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

SAID part of Lots Nos. 156, 157 and 158 fronts 65 feet on the easterly side of Branch, formerly McKinney Avenue, and runs back 149.5 feet, more or less, on the northerly line and 153.5 feet on the southerly line, with the northerly margin of an alley, to the westerly line of Lot No. 159, measuring 65 feet thereon, including that portion of the vacated alley lying adjacent to the property described herein. Said alley was vacated by resolution of the Council of Metropolitan Government of Nashville and Davidson County by Resolution dated January 4, 1983.

BEING the same property conveyed to Jeffrey C. Seifert and Pamela A. Seifert, as tenants in common, by Warranty Deed from Andy Maloney, as Trustee for The 2418 Branch Street Trust, dated 8/6/14 and recorded 8/18/14 in Instrument Number 20140818-0074660; and the same property previously conveyed to Andy Maloney, as Trustee for The 2418 Branch Street Trust by Warranty Deed from Tracy L. Moore and Lisa L. Moore, husband and wife, dated 8/6/14 and recorded 8/7/14 in Instrument Number 20140807-0071207; and previously conveyed to Tracy L. Moore and Lisa L. Moore, husband and wife, by Warranty Deed from Margaret L. Gasper, a married person (joined by Daniel R. Gasper), dated 8/23/02 and recorded 10/4/02 in Instrument Number 20021004-0121144, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2418 Branch Street, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of April, 2015.

Jeffrey C. Seifert

Pamela A. Seifert

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey C. Seifert and Pamela A. Seifert** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 3rd day of April, 2015.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

