BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$9,000.00 x Frank McKeon Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF APRIL, 2015. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK MCKEON, ET UX	**SAME**	**113-00-0-058.00**
(NAME) **8007 OLD CHARLOTTE PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, JAMES E. WOOD AND JOHN E. WATSON, SR., TRUSTEE OF THE JOHN E. WATSON, SR. REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 25, 2001,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FRANK MCKEON AND KATHLEEN M. MCKEON, 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 in the 9th Civil District and described as follows from a survey by S. H. Hutchison, dated September 3, 1952:

Beginning at a point in the center of Buffalo Road, and C.G. Greer's south line; thence south 10° east with said Road 10 poles to the top of hill, at forks of road; thence with said road, the following calls: North 82° west 12 poles; north 63° 30' west 17 poles, north 68° west 16 poles to a point in Buffalo Road, large elm pointers; thence north 10° east 2½ poles to southwest corner of C.G. Greer's south line, south 77° east 41 poles, more or less, to the beginning, containing 2½ acres, more or less.

Being the same property as conveyed to James A. Wood and wife, Doris F. Wood by deed from Monroe Hargrove and wife, Joanna Hargrove of record in Book 5455, page 808, dated June 22, 1979, said Register's Office. The said Doris F. Wood having died on or about November 8, 1998, leaving the said James A. Wood as the surviving tenant by the entirety. The said James A. Wood having died testate, on or about July 18, 2000. His Will being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 00P-1162, devised the subject property to his children, Linda Wood Watson and James E. Wood. Linda Wood Watson conveyed her interest to John E. Watson Sr., Trustee of the John E. Watson Sr. Revocable Living Tust Agreement dated September 25, 2001 by quitclaim deed of record in Instrument No. 20011002-0105968, dated September 25, 2001, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as **0 BUFFALO ROAD, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150025597 DEEDWARR
Recvd: 04/07/15 11:14 2 pgs
Fees:13.00 Taxes:33.30
20150407-0030359

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, 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 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 6th day of April, 2015.

James E. Wood

JAMES E. WOOD

John E. Watson, Sr., Trustee of the John E. Watson, Sr. Revocable Living Trust Agreement Dated September 25, 2001

JOHN E. WATSON, SR., TRUSTEE OF THE JOHN E. WATSON, SR. REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 25, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James E. Wood and John E. Watson, Sr., Trustee of the John E. Watson, Sr. Revocable Living Trust Agreement dated September 25, 2001**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of April, 2015.

My Commission Expires: **November 5, 2018**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON