THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2015. Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150033340 DEEDWARR
Recvd: 05/01/15 11:58 2 pgs
Fees:13.00 Taxes:462.50
20150501-0039388

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynne P. Wilkinson	NEW OWNER	
3723 Central Avenue		094-05-0-045.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Walter A. Keeler, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynne P. Wilkinson,**

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 8 on the Map of Mabelle Subdivision, as of record in Book 547, Page 139, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the Easterly side of South 12th Street and runs back 127 feet on the Northerly line with the Southerly margin of Greenwood Avenue and 125 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Walter A. Keeler and wife, Regina Arnold Keeler by Warranty deed from John White and wife Mary J. White of record in Book 2272, page 371, Register's Office for Davidson County, Tennessee, dated March 23, 1954 and recorded on March 26, 1954. Regina Arnold Keeler died on January 4, 2006 leaving Walter A. Keeler as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **915 S. 12th Street, Nashville, TN 37206.**

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 my hand this the 30th day of April, 2015.

Walter A. Keeler

Walter A. Keeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Walter A. Keeler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE