BILL GARRETT, Davidson County
Trans:T20150035267 DEEDWARR
Recvd: 05/07/15 09:52 2 pgs
Fees:13.00 Taxes:166.50
20150507-0041717

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 45,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Keith **Kimberly Keith**	**Jason Keith and Kimberly Keith**	**07112011800**
802 Cherokee Ave	**PO Box 60253**	
Nashville, TN 37207	**Nashville, TN 37206**	

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 ACKNOWLEDGE, WE,

Tim S. Tomlin, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason R. Keith and Kimberly D. Keith, 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 the easterly 95 feet of Lot No. 3 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, said Register's Office for said County, to which reference is made for a more complete description.

Said part of Lot No. 3 fronts 95 feet on the southerly side of Cherokee Avenue and runs back 113 feet, more or less, on the westerly line and 115.5 feet on the easterly line to the northerly line of Lot No. 4, measuring 95 feet thereon.

Being the same property conveyed to Tim S. Tomlin, by Warranty Deed from Randy J. Shemin, dated 01/10/2002 and recorded on 01/29/2002 in Instrument Number 20020129-0012621, Register's Office for Davidson County, Tennessee. Subject property was never the sole principal residence of said grantor, grantor's spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (_X_) property known as 802 Cherokee Ave, Nashville, TN 37207.

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 in 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/our hand(s) this 4th day of May, 2015.

Tim S. Tomlin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tim S. Tomlin, the within named Grantor(s), 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, at office, this 4th day of May, 2015.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016