BILL GARRETT, Davidson County
Trans:T20150042214 DEEDWARR
Recvd: 06/01/15 09:50 2 pgs
Fees:13.00 Taxes:407.00
20150601-0050187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Walter Keeler Sr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2015.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Walter Keeler Sr. P.O. Box 624 Joelton, TN 37080	Walter Keeler Sr. P.O. Box 624 Joelton, TN 37080	022-00-0-022.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOE N. SMITH AND ELIZABETH C. SMITH

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

WALTER KEELER SR.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Tract No. 10 fronts 100 feet on the northerly side of the old Clarksville Pike, now known as Old Clarksville Highway, and is described by metes and bounds according to a survey of Solon E. Davis, Engineer, made July 20, 1956, as follows:

Beginning at a point in the northerly right-of-way line of the old Clarksville Pike, now known as Old Clarksville Highway, 195 feet easterly from the intersection of the boundary line between the lands of Fred Bates and the lands of Mrs. Elsie Felts Binkley et al, with said right-of-way line; thence North 16 degrees 01 minute 40 seconds East

402.58 feet to a stake; thence South 74 degrees 30 minutes East 105 feet to a stake; thence South 16 degrees 44 minutes 20 seconds West 402.51 feet to a point in the northerly right-of-way line of the old Clarksville Pike, now known as Old Clarksville Highway; thence westerly with said right-of-way 100 feet to the point of BEGINNING, and containing 0.95 acres, more or less.

Being the same property conveyed to JOE N. SMITH AND ELIZABETH C. SMITH, by deed from JOE N. SMITH, TRUSTEE UNDER THE SUPPLEMENTAL NEEDS TRUST OF ALMA N. SMITH, JOE N. SMITH, AND JOY PATTERSON, of record as Instrument No. 20040514-0056789, said Register's Office.

This improved property is known as 3572 Old Clarksville Highway, Joelton, TN 37080.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 27th day of May, 2015.

Joe N. Smith

Elizabeth C. Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joe N. Smith and Elizabeth C. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of May, 2015.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 9, 2016