9585
book13

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Jack A Keller Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack A. Keller Jr. Cherie Lynn Parker	New Owner	14708015700
(NAME)	(NAME)	
311 Leopole Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marie J. Waits,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jack A. Keller Jr. and Cherie Lynn Parker, 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:

Being Lot No. 145 on the Plan of Hillbrook Subdivision, Section III, of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 76 feet on the west side of Leopole Road and extends back 146.2 feet on the south line and 139.7 feet on the north line to a line in the rear on which it measure 76 feet.

Being the same property conveyed to Knowlton K. Revelle and Marie J Revelle, by deed of record in Book 3802, Page 344 , Register's Office for Davidson County, Tennessee. The said Knowlton K. Revell having since died. Marie J Revelle n/k/a Marie J Waits.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 311 Leopole Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20150042761 DEEDWARR
Recvd: 06/02/15 09:42 2 pgs
Fees:13.00 Taxes:604.95
20150602-0050894

Witness my/our hands this 29th day of May, 2015.

Marie J. Waits
Marie J. Waits

State of Tennessee
County of Davidson

Personally appeared before me Marie J. Waits, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public
My Commission Expires: My Comm. Expires May 8, 2017

File No.: 9585

ROBERT J. NOTESTINE III
COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC