V CSEW
Box 44

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$749,000.00**

Affiant

Subscribed and sworn to before me, this 1st day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 9-22-2015
(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans:T20150043189 DEEDWARR
Recvd: 06/02/15 16:10 2 pgs
Fees:13.00 Taxes:2771.30
20150602-0051444

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk A. Keegan, III	Synovus Mortgage Corp.	104-01-0
(NAME)	(NAME)	(MAP)
138 40th Ave. N	2204 Lakeshore Dr., Suite 325	180.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Clayton Cook and Jessica Phillips Cook (formerly known as Jessica Phillips), husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kirk A. Keegan, III and Wendy Roop Keegan, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 38 and all of Lot No. 39 on the Plan of Part of West Grove Subdivision, of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 38 and all of Lot No. 39 front together 75 feet on the easterly side of 40th Ave North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Clayton Cook and Jessica Phillips by Warranty Deed from Stephen T. Church aka Steve Church and Susan O. Church, Trustees of B2J Revocable Trust, of record in Instrument No. 20120321-0024002, Register's Office for Davidson County, Tennessee, dated March 16, 2012 and recorded on March 21, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 138 40th Ave. N, Nashville, Tennessee 37209

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/our hand(s) this 1st day of June, 2015.

Clayton Cook

Jessica Phillips Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Clayton Cook and Jessica Phillips Cook with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of June, 2015.

Notary Public

My Commission Expires: 1/9/2016

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE