File Box 8

BILL GARRETT, Davidson County
Trans: T20150044054 DEEDWARR
Recvd: 06/04/15 14:37 2 pgs
Fees: 13.00 Taxes: 455.10
20150604-0052490

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57568
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Reginald D. McKeever 1621 Lethia Drive Nashville, TN 37206	SAME

TAX MAP PARCEL NUMBERS: 07111002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$123,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dwight E. Chambers, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reginald D. McKeever** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A lot of land in the 12th formerly the 17th Civil District of Davidson County, Tennessee. Beginning on the northerly margin of Gatewood Avenue, 208 3/4 feet west of the northwest corner of said avenue and Meridan Avenue, thence northwardly 208 feet to the southerly line of Lot No. 14 on the Plan of the John Woodard Lands as of record in Book 161, page 127, Register's Office for said County; thence with the said line westwardly 57 feet; thence southwardly 208 feet more or less to the northerly margin of Gatewood Avenue; thence with said avenue eastwardly 57 feet to the beginning.

Being the same property conveyed to Dwight E. Chamber, unmarried by Warranty Deed from Gordon Samuel Bank and wife, Nichole Scott Banks dated October 15, 2004 and recorded on October 21, 2004 of record in Instrument No. 20041021-0126653, Register's Office for Davidson County, Tennessee. Dwight E. Chamber is one and same person as Dwight E. Chambers.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years.

This is improved property, known as 207 Gateway Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2015.

Dwight E. Chambers

Dwight E. Chambers

State of Tennessee

County of Davidson

On this 3rd day of June, 2015, before me the undersigned authority, personally appeared Dwight E. Chambers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $123,000.00.

Affiant

Sworn and subscribed before me this 3rd day of June, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary