THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150051802 DEEDWARR
Recvd: 06/29/15 10:10 2 pgs
Fees:13.00 Taxes:555.00
20150629-0062085

AMY C. SCHLEIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 2015.

Amy C. Schleier
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley E. Kooijman	NEW OWNER	
915 S. 12th Street		MAP and PARCEL 094-05-0-045.00
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Lynne P. Wilkinson, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley E. Kooijman, unmarried,**

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 8 on the Map of Mabelle Subdivision, as of record in Book 547, Page 139, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the Easterly side of South 12th Street and runs back 127 feet on the Northerly line with the Southerly margin of Greenwood Avenue and 125 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Walter A. Keeler and wife, Regina Arnold Keeler by Warranty deed from John White and wife Mary J. White of record in Book 2272, page 371, Register's Office for Davidson County, Tennessee, dated March 23, 1954 and recorded on March 26, 1954. Regina Arnold Keeler died on January 4, 2006 leaving Walter A. Keeler as the surviving tenant by the entirety.

Further being the same property conveyed to Lynne P. Wilkinson by deed from Walter A. Keeler, unmarried, of record in Instrument No. 20150501-0039388, Register's Office for Davidson County, Tennessee.

The property herein conveyed has never been the residence of Grantor or Grantor's spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **915 S. 12th Street, Nashville, TN 37206.**

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 hand this the 23rd day of June, 2015.

Lynne P. Wilkinson by R.L. Moore, Atty-in-Fact

Lynne P. Wilkinson by R.L. Moore,
Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **R. L. Moore,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Lynne P. Wilkinson,** and who acknowledged that he executed the same as the free act and deed of **Lynne P. Wilkinson.** Witness my hand and official seal this 23rd day of June, 2015.

Priscilla C. Urbanek

Notary Public

My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE