WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072095 DEEDWARR
Recvd: 08/25/15 14:48 2 pgs
Fees:13.00 Taxes:388.13
20150825-0086013

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

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann M. Teisher	Fifth Third Mortgage Company	07511026900
(NAME)	(NAME)	
1027 Rachels Square Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45227	
(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 considerations, the receipt of which is hereby acknowledged, we, **Andrew W. Keesee and Mia J. Keesee, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ann M. Teisher, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 95B, on the plan of Zone Lot Division of Lots 80 - 101 and 103 - 107 Rachel's Square, Section 2, as shown on plat of record in Plat Book 6250, Page 538-543, amending plat of record in Plat Book 5200, Page 623-625, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Andrew Keesee and Mia Keesee by Warranty Deed from Pamela Burlison and Jessica Holt and Joshua T. Strickland, each unmarried, a 1/3 interest each, as Joint Tenants with Right of Survivorship, dated 11/28/2006, recorded 12/5/2006 of record in Instrument No. 20061205-0149616, in the Register's Office for Davidson County, Tennessee

All matters shown on the plat of record in Book 5200, Page 623-625, as revised in Book 6250, Page 538-543, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 6455, Page 135, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 6619, Page 777, amended in Book 8030, Page 757, in the Register's Office for Davidson County, Tennessee.

Resolution and Rules and Regulation for Colony Downs Homeowners Association of record in Book 11627, Page 594 and Instrument No. 20070619-0073174, in the Register's Office for Davidson County, Tennessee.

Grant of Easement recorded of record in Instrument No. 20120521-0043892 and of record in Instrument No. 20150211-0012558, in the Register's Office for Davidson County, Tennessee.

Charter of Rachel's Square Homeowners Association of record in Book 6683, Page 576, in the Register's Office for Davidson County, Tennessee.

Charter of Colony Down's Homeowner's Association of record in Book 8030, Page 759, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1027 Rachels Square Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 19th day of August, 2015.

Andrew W. Keesee

Mia J. Keesee

State of Tennessee
County of Wilson

Personally appeared before me Andrew W. Keesee and Mia J. Keesee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of August, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122