 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** The actual consideration or value, whichever is greater, for this transfer is $258,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2015. Notary Public My commission expires: 5-27-19

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150074367 DEEDWARR
Recvd: 09/01/15 13:22 2 pgs
Fees:13.00 Taxes:954.60
20150901-0088733

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Emily Keith and Ryan Keith	**Emily Keith and Ryan Keith**	**Map\Parcel: 083-02-0-308.00**
314 Manchester Avenue	314 Manchester Avenue	
Nashville, TN 37206-2424	Nashville, TN 37206-2424	

FOR AND IN 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 ACKNOWLEDGE, WE,

Vivian F. Johnson, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Keith and Ryan Keith, wife and husband

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 part of Lot No. 5 on the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for said County, and a Subdivision of part thereof being of record in Book 161, Page 67, Register's Office for said County, described as follows: Beginning on the Easterly margin of Manchester Ave. at a point 50 feet North of the Northwest corner of the property conveyed to Warren W. Billings and wife by deed from Oliver V. Brent, et al. of record in Book 1874, page 155, said Register's Office; thence with said avenue, Northwardly 49 feet to the Northerly line of said Lot No. 5; thence with said line, Eastwardly 200 feet, more or less, to the Westerly margin of an alley; thence with said alley, Southwardly 49 feet; thence Westwardly 200 feet, more or less, to the beginning. Being the same property conveyed to Douglas Ray Johnson and wife, Vivian F. Johnson by Cash deed from Philip N. Brownstein of record in Book 3679, page 583, Register's Office for Davidson County, Tennessee, dated February 06, 1964 and recorded on February 24, 1964. Douglas Ray Johnson is deceased.

Being also known 314 Manchester Avenue Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Taxes for the year 2015 a lien, not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.

This is improved property known as 314 Manchester Avenue 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 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 28th day of August, 2015.

Vivian F. Johnson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Vivian F. Johnson the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2015.

Notary Public

My Commission Expires: 1-4-19

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 315223
RECORD & RETURN TO:
Solomon | Parks Title & Escrow, LLC
4065 HILLSBORO ROAD # 601
Nashville, TN 37215