BILL GARRETT, Davidson County
Trans:T20150079154 DEEDWARR
Recvd: 09/17/15 12:35 2 pgs
Fees:13.00 Taxes:1276.50
20150917-0094487

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP154633

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $845,000.00

Affiant

Subscribed and sworn to before me, this 10th day of September, 2015.

Notary Public
My commission expires: 1-8-19

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Gibson & Julian Keith 305 Wauford Drive Nashville, TN 37211	Gibson & Julian Keith 305 Wauford Drive Nashville, TN 37211	14705009800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Melaine B Shepard and Philip M Shepard II, wife and husband** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gibson Merrill Keith and Julian M Keith, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

BEING Lot No. 98 on the Revised Plan of Caldwell Hall, Section 1, of record in Plat Book 2900, Page 58, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 98 fronts 80.0 feet on the Southerly margin of Wauford Drive and extends back 162.5 feet on the Westerly line and 160.3 feet on the Easterly line to a rear line which is a broken line measuring 80 feet thereon.

Being the same property conveyed to Melanie B. Shepard and husband, Philip M. Shepard, II from Alvin R. Goins, unmarried by Warranty Deed dated February 28, 2007 in Instrument NO. 20070308-0028994, consideration amount of $177,500.00, in Davidson County Register's Office

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known 305 Wauford Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of September, 2015.

Melaine B Shepard

Philip M Shepard, II

STATE OF Tennessee
COUNTY OF Williamson

* Melaine B Shepard and Philip M Shepard, II

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Amanda Lee Staggs~~,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 10th day of September, 2015.

State of Tennessee at Large

My Commission expires: 8/23/16

KATHRYN M. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY