WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088239 DEEDWARR
Recvd: 10/16/15 10:54 2 pgs
Fees:13.00 Taxes:484.70
20151016-0105338

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 4/2/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
George McKeown and Joyce McKeown	Key Bank National Association c/o PHH Mortgage	095120A21400
(NAME)	(NAME)	
2705 Airwood Dr.	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151941

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/we, Shelly R. Jones , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto George McKeown and Joyce McKeown, husband and wife, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 40, on the plan of Lakeland, Phase Two, Section Two, which is of record in Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Christopher D. Jones and wife, Shelly R. Jones by deed from Ed Distelrath and wife, Pat Distelrath, dated July 14, 2000 and filed of record in Instrument No. 20000802-0076472, Register's Office for Davidson County, Tennessee. The said Christopher D. Jones and Shelly R. Jones are now divorced. The said Christopher D. Jones conveyed his interest to said property to Shelly R. Jones by Quitclaim Deed, dated March 26, 2003 and filed of record in Instrument No. 20030401-0042417, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6781 , Page 163, Book 7397, Page 831, Book 7826, Page 462 and Book 8079, Page 800 and by-laws of record in Book 7826, Page 474, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Sanitary Sewer Easements of record in Book 4286, Page 864, Book 4925, Page 65 and Book 7628, Page 5963590, Register's Office for said County.

Subject to Electric Easements of record in Book 2017, Page 592 and Book 2145, Page 20, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2705 Airwood Dr., Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of October, 2015

Shelly R. Jones

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shelly R. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of October, 2015.

Notary Public
My Commission Expires: 4/19/16

