Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans: T20150094645 DEEDWARR
Recvd: 11/06/15 08:36 2 pgs
Fees: 13.00 Taxes: 768.31
20151106-0113084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of October, 2015.

Notary Public

Commission Expiration: 10/8/18

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Anthony H Keats 416 Anderson Lane Madison, TN 37115	USAA Federal Savings Bank 10750 Mc Dermott Freeway San Antonio, TX 78288-0558	-04305011400

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Home Touch Investors,LLC**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony H Keats,** Unmarried, 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:

Property known as 416 Anderson Lane Madison, TN 37115, County of Davidson

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 of Block "A" on the Map of Cedarcrest Estates, of record in Plat Book 974, Page 15, Register's Office for said County.

Said lots adjoin and front together 95.74 feet on the southerly side of Anderson Lane and runs back 181.3 feet on the easterly line of Lot 4, and 177.9 feet on the westerly line of Lot 3, to a dead line in the rear, which is the north line of Lot 5 of said Block.

Included in the above described property but expressly excluded therefrom is 0.029 acre right of way which is particularly described in Book 2545, Page 33, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Home Touch Investors, LLC by deed from Home Touch Investors, LLC dated 2/26/2015, recorded 3/2/2015, filed of record in Instrument No. 20150302-0017700, said Register's Office.

Tax Map and Parcel ID is as follows 04305011400

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 416 Anderson Lane, Madison, TN 37115

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 unemcumbered, 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.

Executed this October 30, 2015

Home Touch Investors, LLC

By: _____
Russell Collins
Chief Manager

By: _____
Karen Collins
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Russell Collins,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Chief Manager of Home Touch Investors, LLC**, the within named bargainor, a limited liability company, and that he as **Chief Manager**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Chief Manager of Home Touch Investors, LLC.**

Witness my hand and official seal at office this 30th day of October, 2015

_____
Notary Public
Commission Expiration: 8/20/19

KAYLEI SEIDNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Karen Collins,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Secretary of Home Touch Investors, LLC**, the within named bargainor, a limited liability company, and that she as **Secretary**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Secretary of Home Touch Investors, LLC.**

Witness my hand and official seal at office this 30th day of October, 2015

_____
Notary Public
Commission Expiration: 8/20/19

KAYLEI SEIDNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY