Wilkins & Ivey

BILL GARRETT, Davidson County
Trans:T20150095501 DEEDWARR
Recvd: 11/09/15 14:56 2 pgs
Fees:13.00 Taxes:3589.00
20151109-0114050

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $970,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2015.

Notary Public

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Grace B. Keeble	Grace B. Keeble	**117-13-0B-155.00-CO**
917 Bowring Park	917 Bowring Park	
Nashville, TN 37215-2417	Nashville, TN 37215	

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,

Edward Foley, Trustee of The Heritage Living Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grace B. Keeble

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 1019 on the Plan of Final Plat of Abbottsford, Phase 2, a Planned Unit Development, Revision 1, Plat of Correction of record in Plat at Instrument No. 20010502-0044874, as amended in Instrument No. 20020305-0027572 and by the Instrument of Correction of record as Instrument No. 20020828-0104512, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Heritage Living Trust by Quitclaim deed from Janet Bouton Foley of record in Instrument No. 20131021-0109715 Register's Office for Davidson County, Tennessee, dated October 18, 2013 and recorded on October 21, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 917 Bowring Park, Nashville, TN 37215-2417.

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 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 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 HANDS EFFECTIVE AS OF November 3, 2015:

Edward Foley AS TRUSTEE

Edward Foley, Trustee of The ~~Heritage~~ Living Trust

STATE OF ~~TENNESSEE~~ Arizona)
)
COUNTY OF ~~Williamson~~ Pima)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Edward Foley, Trustee of The Heritage Living Trust, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 3rd day of November, 2015.

My Commission Expires: 10/23/19 Susan Deurloo

Notary Public

20151544R

SUSAN DEURLOO
Notary Public - Arizona
Pima County
My Comm. Expires Oct 23, 2019