State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 28th day of December, 2015.

Notary Public:

My Commission Expires: 11-5-18

BILL GARRETT, Davidson County
Trans:T20160001919 DEEDWARR
Recvd: 01/08/16 12:43 2 pgs
Fees:13.00 Taxes:407.00
20160108-0002114

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Robert W. Keese and Margaret M. Keese 6608 Jocelyn Hollow RD Nashville, TN 37205	Robert W. Keese and Margaret M. Keese ~~6608 Jocelyn Hollow RD~~ ~~Nashville, TN 37205~~ 3717 Willow Creek Rd Nashville TN 37207	050 02 0 089.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michele Burks, married, and Devon J. Sutherland, married** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Keese and Margaret Keese, as Joint Tenants,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee described as follows, to wit:

Being Lot Nos. 2 and 3 on the Plan of Willow Creek, Section 4, Davidson County, Tennessee, of record in Book 8250, Page 265, said Register's Office.

Said Lot No. 2 fronts 75.00 feet on the westerly side of Willow Creek Road and runs back 121.38 feet on the south line and 121.48 feet on the north line to a line upon which it measure 75.30 feet.

Said Lot No. 3 fronts 78.88 feet on the westerly side of Willow Creek Road and runs back 121.28 feet on the south line and 121.38 feet on the north line to a line upon which it measures 74.65 feet.

Being the same property conveyed to Michele Burks, married, and Devon J. Sutherland, married, as tenants in common, by Quitclaim Deed from Michele Burks, married, dated August 14, 2014, recorded August 18, 2014 in Instrument No. 20140818-0074315, Register's Office for Davidson County, Tennessee.

The Grantors hereby make oath that the above described property was never used as a marital residence and was for investment purposes only.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

The 2015 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 8250, Page 365, Register's Office for Davidson County, Tennessee.

Application to Combine Parcels of record in Instrument No. 20051221-0153093, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3717 Willow Creek Road, Nashville, TN 37207

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of December, 2015.

Michele Burks by Devon J. Sutherland, her atty in fact

Michele Burks, by Devon J. Sutherland, Her Attorney in Fact

Devon J. Sutherland

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Devon J. Sutherland, in his capacity as Attorney in Fact for Michele Burks, the bargainor(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 and official seal, this 28th day of December, 2015.

Commission Expires: 10/24/17

Linda C. Osborne

Notary Public: Linda C. Osborne

LINDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Devon J. Sutherland, the bargainor(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 and official seal, this 28th day of December, 2015.

Commission Expires: 10/24/17

Linda C. Osborne

Notary Public: Linda C. Osborne

LINDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY