WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2016. Notary Public MY COMMISSION EXPIRES: 1/20/19 (AFFIX SEAL)
File No. 0001667	

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford Harrison Keeling	Same as new Owner	117-07-141.00
(NAME)	(NAME)	
3415 Amanda Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Betty Jane Keeling, Janice Joy Keeling, Henry Sperry Keeling Jr. and Clifford Harrison Keeling, heirs of the estate of Betty Jane Harrison Keeling, and Henry S. Keeling, Jr., as Administrator of the Estate of Betty Jane Harrison Keeling,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clifford Harrison Keeling,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the South Half of Lot No. 72 on the Plan of The North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 547, Page 156, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 72 fronts 100 feet on the westerly side of Amanda Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Henry S. Keeling and wife, Betty Keeling by Warranty Deed from W. Lyle Hammond and wife, Evelyn Braden Hammond, of record in Book 1910, Page 318, Register's Office for Davidson County, Tennessee, dated November 3, 1950 and recorded on November 8, 1950. The said Henry S. Keeling having since died on October 21, 1998 and the property having become vested in Betty Keeling a/k/a Betty Jane Harrison Keeling as surviving tenant by the entirety.

Betty Keeling a/k/a Betty Jane Harrison Keeling has since died testate on August 8, 2015. Henry S. Keeling, Jr. has been appointed personal representative of her estate, which is being probated in Docket No. 15P1716, in the 7th Circuit Court for Davidson County, Tennessee. Pursuant to the last Will and Testament of Betty Keeling, the property became vested in her children, per stirpes: Betty Jane Keeling, Henry Sperry Keeling, Jr., Clifford Harrison Keeling, and James Leonard Keeling. James Leonard Keeling predeceased Betty Keeling on March 15, 2009, leaving one child, Janice Joy Keeling.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3415 Amanda Avenue, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160018645 DEEDWARR
Recvd: 03/07/16 15:18 2 pgs
Fees:13.00 Taxes:1813.00
20160307-0021814

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 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 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 7th day of March, 2016.

Betty Jane Keeling

Betty Jane Keeling

Janice Joy Keeling
by Henry S. Keeling Jr

Janice Joy Keeling, by Henry S. Keeling, Jr., attorney in fact

Henry Sperry Keeling, Jr.

Henry Sperry Keeling Jr., individually and as Administrator of the Estate of Betty Jane Harrison Keeling

Clifford Harrison Keeling

Clifford Harrison Keeling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betty Jane Keeling, Henry Sperry Keeling Jr., and Clifford Harrison Keeling, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of March, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lulie Garside

Notary Public

My commission expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2016, before me, appeared Henry S. Keeling, Jr., to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is power of attorney for Janice Joy Keeling, and said instrument was signed in behalf of said Janice Joy Keeling as her free act and deed by himself as power of attorney pursuant to a validly executed Specific Power of Attorney recorded simultaneously herewith at Instrument No. 20160307-0021813, Register's Office for Davidson County, Tennessee.

WITNESS my hand and Notarial Seal at office the day and year above written.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lulie Garside

NOTARY PUBLIC

My commission expires: 1/20/19