Box 10-B

BILL GARRETT, Davidson County
Trans:T20160024037 DEEDWARR
Recvd: 03/24/16 12:52 2 pgs
Fees:13.00 Taxes:321.90
20160324-0027986

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,000.00**

Kimberly Jo Keller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH** DAY OF **MARCH, 2016.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CASEY MARTIN COOK, ET UX	**SAME**	**095-01-0-035.00**
(NAME) **2100 JUNE DRIVE**	(NAME) **1104 LORME COURT**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **BRENTWOOD, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, KIMBERLY JO KELLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY MARTIN COOK AND MELISSA ANN GALLOWAY COOK, 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:

Land in Davidson County, Tennessee, being Lot No.30 on the map entitled the Plan of Donelson HIlls, of record in Book 2331, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Priscilla M. Keller from Earl D. Hildebrand and Eddie A. Hill, III, by deed dated August 5, 1982, of record in Book 5921, page 191, said Register's Office. Being further conveyed to Priscilla M. Keller, unmarried and Kimberly Keller, unmarried, from Priscilla M. Keller, unmarried, by Quitclaim Deed dated June 28, 2005, of record in Instrument No. 20050708-0079492, said Register's Office. The said Priscilla M. Keller having since died on or about February 18, 2015. The Last Will and Testament of Priscilla Keller devised subject property to Kimberly Jo Keller. (See Last Will and Testament of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 15P531).

This conveyance is subject to matters shown on the Plan of record in Book 2331, page 22; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4913, page 394; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2100 JUNE DRIVE, NASHVILLE, TN 37214**
(House Number) (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 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 24th day of March, 2016.

x Kimberly Jo Keller
KIMBERLY JO KELLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly Jo Keller**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th of March, 2016.

My commission expires: **November 5, 2018**

Lee A. Cohen
Notary Public

