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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160034860 DEEDWARR
Recvd: 04/28/16 08:34 2 pgs
Fees:13.00 Taxes:185.00

20160428-0041250

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE ATKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richland South, LLC.	Richland South, LLC	09112024100
(NAME)	(NAME)	
749 Duncan Court	749 Duncan Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Keller** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richland South, LLC,** 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:

Being Lots No. 1 and No. 2 on the Plan of the Subdivision of the land of Mrs. Mary Harwell, which Subdivision is not of record, described as follows

Beginning at the northwest corner of 40th Avenue, North, formerly Clifton Avenue, and Delaware Avenue; formerly Correy Street; thence northerly with the westerly margin of 40th Avenue, North , one hundred (100) feet to a point in the line between Lots Nos. 2 and 3 on said plan; thence with said line in a westerly direction, parallel to Delaware Avenue, two hundred (200) feet to the east margin of a 25 foot alley; thence with the east margin of said Avenue in a southerly direction, parallel to 40th Avenue, North, one hundred (100) feet to the northerly margin of Delaware Avenue; thence with the margin of the same easterly two hundred (200) feet to the beginning.

Being the same property conveyed to William H. Tibbs and James Keeler, as joint tenants with rights of survivorship by deed dated October 2, 1985 from William H. Tibbs, a single man of record in Book 6709, Page 533, Register's Office for Davidson County, Tennessee. The said William H. Tibbs has since died on February 6, 2010 survived by James Keeler.

unimproved ☑

This is improved ☐ property, known as 601 40th Avenue North, Nashville, TN 37209
(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/our hands this 25th day of April, 2016.

James Keeler

James Keeler

State of Tennessee
County of Davidson

Personally appeared before me **James Keeler** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-moreland