WARRANTY DEED

2016-422

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of May, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-30-19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kwame Asare and Serwaa Asare 9553 Yellow Finch Court Brentwood, TN 37027	SAME	081-05-0-264.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **James H. Keesee**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kwame Asare and Serwaa Asare**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1518 14th Avenue N, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 218 on the plan of D.T. McGavock and Others Addition as of record in Book 21, Page 41, Register's Office for Davidson, County, Tennessee. Said Lot Number 218 fronts 50 feet on the Easterly side of 14th Avenue North and extends back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to James H. Keesee from Ocwen Federal Bank FSB by Special Warranty Deed dated February 21, 2001 and recorded March 7, 2001 in Instrument Number 200103070021763, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1518 14th Avenue N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20160040587 DEEDWARR
Recvd: 05/16/16 10:38 2 pgs
Fees:13.00 Taxes:407.00
20160516-0048420

Witness my/our hand(s) this 6th day of May, 2016

James H. Keesee

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named James H. Keesee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 6th day of May, 2016.

Notary Public
My Commission Expires: 6-30-2019

