WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160044080 DEEDWARR
Recvd: 05/25/16 13:31 2 pgs
Fees:13.00 Taxes:1350.50
20160525-0052624

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA C. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas Holliday	Renasant Bank	071-11-0 024.00
(NAME) 207 Gatewood Ave.	(NAME) 2001 Park Place N., Ste. 650	
(ADDRESS) Nashville TN 37207	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Reginald D. McKeever, a single man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Holliday and Kristin Werking, husband and wife THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A LOT OF LAND IN THE 12TH FORMERLY THE 17TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEGINNING ON THE NORTHERLY MARGIN OF GATEWOOD AVENUE, 208 3/4 FEET WEST OF THE NORTHWEST CORNER OF SAID AVENUE AND MERIDAN AVENUE, THENCE NORTHWARDLY 208 FEET TO THE SOUTHERLY LINE OF LOT NO. 14 ON THE PLAN OF THE JOHN WOODARD LANDS AS OF RECORD IN BOOK 161, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SAID LINE WESTWARDLY 57 FEET; THENCE SOUTHWARDLY 208 FEET MORE OR LESS TO THE NORTHERLY MARGIN OF GATEWOOD AVENUE; THENCE WITH SAID AVENUE EASTWARDLY 57 FEET. TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO REGINALD D. MCKEEVER FROM DWIGHT E. CHAMBERS BY WARRANTY DEED, DATED JUNE 4, 2015 AND AS AMENDED ON JUNE 25, 2015, OF RECORD IN INSTRUMENT NO. 20150604-0052490 AND AS AMENDED IN INSTRUMENT NO. 20150625-0061331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DWIGHT E. CHAMBER, UNMARRIED BY WARRANTY DEED FROM GORDON SAMUEL BANKS AND WIFE, NICHOLE SCOTT BANKS DATED OCTOBER 15, 2004 AND RECORDED ON OCTOBER 21, 2004 OF RECORD IN INSTRUMENT NO. 20041021-0126653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DWIGHT E. CHAMBER IS ONE AND SAME PERSON AS DWIGHT E. CHAMBERS.

THIS IS IMPROVED PROPERTY KNOWN AS 207 GATEWOOD AVE., NASHVILLE, TN 37207.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	207 Gatewood Ave.	Nashville	TN	37207	
		(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 our hands 05/23/16.

Reginald D. McKeever

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Reginald D. McKeever with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 05/23/16.

Notary Public

My Commission Expires: _____

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215