BILL GARRETT, Davidson County
Trans: T20160059519 DEEDWARR
Recvd: 07/12/16 13:18 2 pgs
Fees: 13.00 Taxes: 573.50

20160712-0071338

WARRANTY DEED

MELINDA SUTTON LAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 3/10/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reginald Keller	Same as new Owner	04405010600
(NAME)	(NAME)	
340 Rayon Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, We, **Roger D. Ingram and Susan M. Ingram, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Reginald Keller and Sureda Grant, 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:

Being Part of the realty conveyed to Rayon City Development Company by the Nashville Industrial Corporation, as of record in Book 735, Page 51, Register's Office of Davidson County, Tennessee, which lot hereinafter described is shown on the map of the subdivision of Rayon City Development Company of record in Plan Book No. 843, Page 13, Register's Office of Davidson County, Tennessee. Being Lot No. 101, fronting 50 feet on the Southerly side of Lindburgh Drive and running back between parallel lines 150 feet to a dead line, measuring 50 feet at the rear (Lindbergh Drive is now Rayon Drive).

Being the same property conveyed to Roger D. Ingram and wife, Susan M. Ingram, by Warranty Deed from Bill Dorris and R.B. Huffine, as tenants in common with a 1/2 undivided interest each, recorded on June 20, 2006 of Record in Instrument No. 20060620-0073747, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 340 Rayon Drive, Old Hickory, TN 37138
(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 15th day of June, 2016.

Roger D. Ingram

Susan M. Ingram

State of Tennessee
County of Williamson

Personally appeared before me Roger D. Ingram and Susan M. Ingram, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2016.

Notary Public
My Commission Expires: 11/13/17

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 11246