BILL GARRETT, Davidson County
Trans:T20160072182 DEEDWARR
Recvd: 08/18/16 15:02 2 pgs
Fees:13.00 Taxes:832.50
20160818-0086539

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of August, 2016.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jason Keith and Kimberley Keith	SAME AS NEW OWNER	03300001800
(NAME)	(NAME)	
1542 Douglas Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Tonya R. Palmer, Successor Trustee of The Robert A. Jones and/or Mary A. Jones Revocable Living Trust Agreement,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jason Keith and Kimberley Keith, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being the northeast corner of Lot No. 1 on the Plan of the James W. Cole Land, as of record in Plan Book 1, Page 100, Chancery Court for said County, and in Book 58, Page 547, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of a 10-foot avenue, at the northeast corner of said Lot No. 1 and running thence south 6 degrees west, with the westerly margin of said Avenue, 38.6 poles to a point in the center of the Dickerson or Dickerson Turnpike Road; thence south 49 degrees west, with the center of said road, 5.4 poles to a point; thence north 47 1/2 degrees west, through a hackberry tree on the westerly margin of said road, 70 poles to a point in the northerly line of said Lot No. 1, being the southern boundary line of a tract of land conveyed by Joseph R. West, Clerk and Master of the Chancery Court for said County, to J. W. Ragan, by deed of record in Book 668, Page 235, Register's Office for said County, thence south 86 degrees east, with the said J. W. Ragan's southern boundary line, 13.4 poles to his southeast corner, being also W. G. Booth's southwest corner of his 20-acre tract, which is Lot No. 9, in Enoch Cunningham's Estate Plan, of record in Chancery Court Plan Book No. 1, Page 128; thence south 86 1/2 degrees east with said W. G. Booth's southern boundary line, 46 1/2 poles to the beginning, containing 8.50 acres, more or less.

Being the same property conveyed to "The Robert A. Jones and/or Mary A. Jones Revocable Living Trust", through Robert A. Jones and Mary A. Jones, Trustees, by Quitclaim Deed from Robert A. Jones and Mary A. Jones recorded August 25, 2003 in Instrument Number 20030825-0222985; being the same property conveyed to Mary Agnes Jones by Quitclaim Deed from Morine Long recorded September 17, 1985 in Book 6658, Page 825; and being the same property conveyed to Mary Agnes Jones, subject to the life estate of Morine Long, by Warranty Deed from Morine Long, a widow, recorded September 12, 1980 in Book 5650,

Page 325, Register's Office for Davidson County, Tennessee. The saidRobert A. Jones and Mary A. Jones having since deceased. Per The Robert A. Jones and/or Mary A. Jones Revocable Living Trust Agreement, Tonya R. Palmer is appointed as Successor Trustee.

This property is _X_unimproved __improved property known as: 1083 Old Dickerson Road, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of August, 2016.

The Robert A. Jones and/or Mary A. Jones Revocable Living Trust Agreement

Tonya R. Palmer, Successor Trustee

Tonya R. Palmer, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tonya R. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Successor Trustee of The Robert A. Jones and/or Mary A. Jones Revocable Living Trust Agreement, and in her capacity as such Successor Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 10th day of August, 2016.

Notary Public
My Commission Expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122