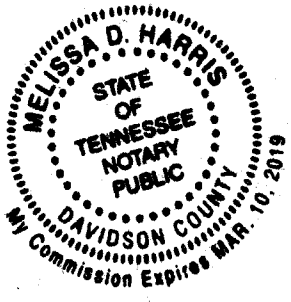
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Jake Keyes	Same as new owner	053-12-0-256.00
(NAME)	(NAME)	
905 Avery Green Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/30/16 10:17 3 pgs
Fees:18.00 Taxes:562.40
20160830-0090574

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WTL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO TIMOTHY JAKE KEYES AND JENNY KEYES, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Jackson's Landing, Section II, of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WTL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BEL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160218-0015351, dated February 15, 2016, and Affidavit in Instrument No. 20160225-0018193, , dated February 25, 2016, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Jackson's Landing, Section II, of record in Plat Book 8250, page 975, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 905 Avery Green Court, 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 our hands this 26th day of August, 2016.

WTL Properties,, LLC

By: Tyler Lowe
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of WTL Properties, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of WTL Properties, LLC, a Tennessee limited liability company and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 9:30 am, this 26th day of August, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

