(1)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

BILL GARRETT, Davidson County
Trans:T20160081396 DEEDWARR
Recvd: 09/16/16 11:46 2 pgs
Fees:13.00 Taxes:1369.00

20160916-0097624

W & I Ref: (DM) Title No.: 58574
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Diahann M. Keeton Anthony A. Keeton 8113 Poplarwood Lane Nashville 37221	New Owner

TAX MAP PARCEL NUMBERS: 155030C01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Craig Brinson Strickland and Lisa Lynn Strickland, husband wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Diahann M. Keeton and Anthony A. Keeton, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Poplar Wood of record in Book 9700, page 196, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig Brinson Strickland and wife, Lisa Lynn Strickland by Warranty Deed from Paul T. Lewis and spouse, Virginia R. Lewis, dated January 3, 2003 and recorded on January 7, 2003 of record in Instrument No. 20030107-0003002, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 196, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9019, page 334, Book 10013, page 935, Book 10206, page 512, Book 11606, page 13, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 8113 Poplarwood Lane, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 2016.

Craig Brinson Strickland

Lisa Lynn Strickland

State of Tennessee

County of Davidson

On this 15th day of September, 2016, before me the undersigned authority, personally appeared Craig Brinson Strickland and Lisa Lynn Strickland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $370,000.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2016.

Notary

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY