WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160094621 DEEDWARR
Recvd: 10/26/16 12:54 2 pgs
Fees: 13.00 Taxes: 824.73
20161026-0113232

O-VRES-16-817-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,900.00.

Affiant

TAHIRA PERVEZ TSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tommy Stokes and Molly Stokes	NEW OWNER	
(NAME)	(NAME)	**051-14-0-035.00**
817 Lemont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1213		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDI S. KEOWN (f/k/a Brandi Shea Surface), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOMMY STOKES AND MOLLY STOKES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section Five, Gra-Mar Acres of record in Plat Book 2330, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 51 fronts 128.7 feet on the North side of Lemont Drive and runs back 276.3 feet on the West line and 276 feet on the East line, to a dead line in the rear on which it measures 130 feet.

Being the same property conveyed to Brandi Shea Surface, unmarried by Warranty deed from JoAnn Davis Larkin of record in Instrument No. 20100325-0022256 Register's Office for Davidson County, Tennessee, dated March 22, 2010 and recorded on March 25, 2010. The said Brandi Shea Surface having since married and is now known as Brandi S. Keown.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 19, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2345, Page 519, in the Register's Office for Davidson County, Tennessee;
- Sanitary sewer/storm drainage Easement of record in Book 4129, Page 935, in the Register's Office for Davidson County, Tennessee;
- Water Main of record in Book 2488, Page 343, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **817 Lemont Drive , Nashville, Tennessee 37216-1213**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 10th DAY OF OCTOBER, 2016.

Brandi S. Keown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDI S. KEOWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212