PREPARED BY (AND RETURN TO):

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160113340 DEEDWARR
Recvd: 12/27/16 09:26 2 pgs
Fees:13.00 Taxes:5679.50
20161227-0135219

W & I Ref: (DM) Title No.: 58732
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey Blaine Marvel Patty Milner Marvel 505 Park Center Drive Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 11614010800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace Barrett Keeble, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Blaine Marvel and Patty Milner Marvel, husband and wife,** 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. 1 on the Plan of Taber-Smead Subdivision of record in Book 8250, page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Grace Barrett Keeble, as to an undivided one percent (1%) interest by Warranty Deed from Sheila B. Keeble, a single woman, dated June 6, 2008 and recorded on June 9, 2008 of record in Instrument No. 20080609-0059387, Register's Office for Davidson County, Tennessee. By Executor's Deed dated December 21, 2009, recorded on December 29, 2009, Richard A. Johnson, Executor of the Estate of Sheila B. Keeble conveyed subject property to Grace Barrett Keeble.

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

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, page 112, 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. Easement for sanitary sewer to the City of Belle Meade of record in Book 5832, page 945, said Register's Office.

This is improved property, known as 505 Park Center Avenue, Nashville, TN 37205

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 20th day of December, 2016.

Grace Barrett Keeble

State of Tennessee

County of Davidson

On this 20th day of December, 2016, before me the undersigned authority, personally appeared **Grace Barrett Keeble**, 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

My Commission Expires:

Notary

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: $1,535,000.00.

Affiant

Sworn and subscribed before me this 20th day of December, 2016.

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires:

Notary