BILL GARRETT, Davidson County
Trans:T20170000492 DEEDWARR
Recvd: 01/03/17 15:41 2 pgs
Fees:13.00 Taxes:1849.63
20170103-0000562

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $499,900.00.

Affiant

Subscribed and sworn before me this the 29th day of December, 2016.

Notary Public
My commission expires: 7.3.17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Terrance Sawchuk 1105 N 8th St Nashville, TN 37207	Pinnacle Bank 150 3rd Ave. S, Ste 900 Nashville, TN 37201	082-01-0-426.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VERNON THOMAS KEESEE, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TERRY SAWCHUK, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Beginning at an iron rod in the Easterly right of way of North 8th Street, said point being the Northwest corner of the herein described tract and the Southwest corner of the Antwan Crowder property, Lot 308 and part of lot 309 in Oakwood Park, as described in Deed Book 3766 Page 517 RODC;

Thence, leaving said right of way, with Crowder's South line, South 81 degrees 16' 01" East, 165.00 feet to an iron rod in the West edge of alley # 346;
Thence, with the alley, South 08 degrees 04' 46" West, 31.00 feet to an iron rod at the Northeast corner of 1105B;

Thence, with the North line of 1105B, North 81 degrees 16' 01" West, 165.00 feet to an iron rod in the Easterly right of way of North 8th Street;

Thence, with said right of way, North 08 degrees 04' 46" East, 31.00 feet the point of beginning and containing 5,115 square feet or 0.117 acres.

Being a portion of the same property conveyed to William Martin Lyons, Jr. and wife, Edna G. Lyons by deed of record in Book 3431, page 499, Register' s Office, Davidson County, Tennessee, and the said William Martin Lyons, Jr., having predeceased his wife, Edna G. Lyons, was the surviving tenant by the entirety; further being the same property vested in Sheryl R. Settles as Executrix of the Last Will and Testament of Edna G. Lyons, deceased, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 15-P908.Being a portion of the same property conveyed to Vernon Thomas Keesee, Jr. by Warranty deed from Sheryl R. Settles, Executrix of the Estate of Edna E. Lyons, deceased of record in Instrument No. 20150818-0082813 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015.

Being a portion of the same property conveyed to Vernon Thomas Keesee, Jr. by Quitclaim deed from Vernon Thomas Keesee, Jr. of record in Instrument No. 20160114-0004152 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 14, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1105 N 8th St, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of December, 2016.

Vernon Thomas Keesee, Jr.

WD
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vernon Thomas Keesee, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2016.

My commission expires:

July 31, 2019

Notary Public

JOHN H. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

JOHN H. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY