BILL GARRETT, Davidson County
Trans:T20170011992 DEEDWARR
Recvd: 02/09/17 10:32 2 pgs
Fees:13.00 Taxes:758.50
20170209-0013640

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

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $205,000.00.

Affiant

Subscribed and sworn before me this the 7th day of February, 2017.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vernon Thomas Keesee, Jr. 1101 North 8th St Nashville, TN 37207	Vernon Thomas Keesee, Jr. 1107 Ordway Place, Suite B Nashville, TN 37206	082-04-0-073.00

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, REGINALD GRADY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VERNON THOMAS KEESEE, JR., A SINGLE 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:

Land in Davidson County, Tennessee, being Lot No. 303 and 304 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 Nos. 303 and 304 adjoin and front together 62 feet on the Easterly side of North 8th Street, and run back between parallel lines, Lot No. 303 running back along the Northerly margin of Evanston Avenue, 165 feet to an alley.

Being the same property conveyed to Reginald Grady by Quitclaim deed, as referenced by Heirship Affidvait, of record in Instrument Number 20170209-0013639 Register's Office for Davidson County, Tennesee, recorded on the _____ day of February, 2017, from Reginald Grady, the Administrator and sole heir of the Estate of Dorothy Grady of record in Instrument No. 20130306-0022537 Register's Office for Davidson County, Tennessee, dated March 06, 2013 and recorded on March 06, 2013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1101 North 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.

VTK

Witness my hand this the 7th day of February, 2017.

Reginald Grady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reginald Grady, 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 7th day of February, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY