BILL GARRETT, Davidson County
Trans:T20170013098 DEEDWARR
Recvd: 02/13/17 13:42 2 pgs
Fees:13.00 Taxes:555.00
20170213-0014850

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

DANIEL A. HILBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $150,000.00.

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:
Reginald Grady 210 Queen Ave Nashville, TN 37207	Reginald Grady 210 Queen Ave. Nashville, TN 37207	071-07-0-036.00

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., A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to REGINALD GRADY, 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 the easterly 1/2 of Lot No. 108 on the Plan of Haynie's Oriental Subdivision, of record in Plat Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 108 fronts 50 feet on the southerly side of Queen Street and runs back between lines 140 feet to an alley.

Being the same property conveyed to Vernon Thomas Keesee, Jr., a single man, by Warranty Deed from Jimmy Watson and Lisa Watson, husband and wife, of record in Instrument No. 20170207-0012818, Register's Office for Davidson County, Tennessee, recorded on February 7, 2017.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 210 Queen Ave, 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.

Vernon Thomas Keesee, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy Watson and Lisa Watson, 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 6th day of February, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 7th day of February, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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