Davidson County DEEDWARR
Recvd: 02/24/17 14:51 3 pgs
Fees:18.00 Taxes:1110.00
20170224-0018849

WARRANTY DEED

FSBO17-1409

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila A. Scumaci	Sheila A. Scumaci	
1409 Oakhurst Drive (ADDRESS)	1409 Oakhurst Drive (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	072-07-0-298.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAMERON S. KEYES AND KRISTIN WIENS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHEILA A. SCUMACI, UNMARRIED, hereinafter called the Grantee(s), their heirs 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, to wit: Being the easterly part of Lot No. 26 on the Map Showing subdivision of the Waters Place on Maxey Lane of record in Plat Book 332, Page 136 and 137, in the Register's Office for Davidson County, Tennessee, as described as follows:

Beginning at a point on the northerly side of Oakhurst Avenue, the intersection with the easterly margin of a 12 foot alley, the southwest corner of the said lot; thence in a northwesterly direction, with the easterly margin of the said alley; 31 feet, more or less, to a point on the said alley 100 feet westerly from the easterly line of the said lot; thence northerly and parallel with the easterly line of the said lot, 125 feet, more or less, to another 12 foot alley; thence easterly with the southerly margin of said last mentioned alley, 100 feet to the northeast corner of the said Lot No. 26, being the northwest corner of Lot No. 27, on said plan; thence southerly, with the line between said Lots No. 26 and 27, 150 feet to Oakhurst Avenue, thence westerly, with the northerly side of Oakhurst Avenue 77.9 feet to the beginning.

Being the same property conveyed to Cameron S. Keyes, a single man by Warranty deed from David A. Putt, married of record in Instrument No. 20100114-0003658 Register's Office for Davidson County, Tennessee, dated January 5, 2010 and recorded on January 14, 2010.

Kristin Wiens is conveying any and all interest she may have in said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 332, Page 136 and 137, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1409 Oakhurst Drive , Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 23rd day of February, 2017.

Cameron S. Keyes

Cameron S. Keyes

Kristin Wiens

STATE OF Tennessee
COUNTY OF Davidson

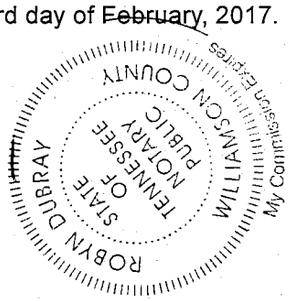
On this the 23rd day of February, 2017, before me personally appeared Cameron S. Keyes and Kristin Wiens, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of ~~February~~, 2017.

Notary Public

My Commission Expires: 2/15/202

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My Commission Expires: 06/28/2017