WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170016685 DEEDWARR
Recvd: 02/27/17 09:24 2 pgs
Fees: 13.00 Taxes: 240.50
20170227-0019041

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LARA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mike T. Keith	Same as New Owern	Map 52-16
(NAME)	(NAME)	
5853 Hacker Drive		Parcel 117.00
(ADDRESS)	(ADDRESS)	
West Bend, WI 53095		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gloria Ann Lee, a widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mike T. Keith, a single man, Thomas Keith, and Eileen M. Keith, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lot 3 and 4, Marlin Meadows, Section No. 5 of record in Plat Book 8250, page 378, Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete description thereof.

Being the same property conveyed to John W. Lee by Deed in Lieu of Foreclosure from Mark A. Jahn and wife, Mary Jo Jahn, filed for record on June 6, 2005 as Instrument No. 20050606-0064043, Register's Office for Davidson County, Tennessee. John W. Lee died August 29, 2011, leaving his interest, by will, solely to his wife, Gloria Ann Lee per his Last Will and Testament.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1206 A Berwick Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

G. A. L.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 21 day of February, 2017.

Gloria Ann Lee

Gloria Ann Lee

State of Tennessee
County of Hamilton

Personally appeared before me Gloria Ann Lee, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of February, 2017.

Anne Marie Ivey

Notary Public

My Commission Expires: 1-12-19

File No.: 37539

