Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2017.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sherrie P. Sehrt David G. Sehrt		
134 Vaughns Gap Rd.	New Owner	13206000100
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARGARET M. KEELING, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERRIE P. SEHRT AND DAVID G. SEHRT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 21 on the Plan of Brookhaven Estates of record in Plat Book 1835, Page 49, 50, 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William O. Keeling and wife, Margaret M. Keeling by Warranty deed from Lutie C. Allen, a widow of record in Book 5160, page 773, Register's Office for Davidson County, Tennessee, dated June 14, 1977 and recorded on June 17, 1977.

William O. Keeling, Jr. died May 18. 2016. In his Will probated at Docket No. 16P1556, he left the property to his wife, Margaret M. Keeling. The Order Admitting Will to Establish Muniment of Title recorded at Instrument No. 20161010-0106825 and the Will recorded at Instrument No. 20161010-0106826.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4038 Overbrook Court, Nashville, TN 37204.

BILL GARRETT, Davidson County
Trans:T20170025750 DEEDWARR
Recvd: 03/27/17 14:57 2 pgs
Fees:13.00 Taxes:1998.00
20170327-0029786

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of March, 2017.

Margaret M. Keeling
By: Donald W. Keeling, attorney in fact

Margaret M. Keeling
By Donald W. Keeling, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donald W. Keeling, as attorney in fact for Margaret M. Keeling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of March, 2017.

Notary Public

My Commission Expires: 10/31/17

FRANK LLOYD
Notary Public
Commonwealth of Virginia
Reg# 7240922
My commission expires: October 31st., 2017