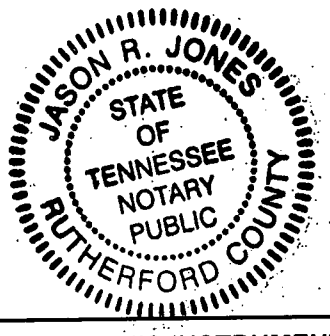
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 12-1-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED B
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Geraldine Keesee	Highlands Residential Mortgages	16206039600
(NAME)	(NAME)	
208 Ash Grove Dr.	1 Corelogic Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Westlake TX 76262	
(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, We, **Anissa Ellen Ingram, f/k/a Anissa E. Williams and Bryan Ingram,** wife and husband, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Geraldine Keesee, a single woman,** 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:

Being Lot No. 91 on the Plan of Hickory View, Section 4, as of record in Plat Book 6900, Page 373, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anissa E. Williams by Deed of record in Instrument No. 20090813-0076180, Register's office for Davidson County, Tennessee. Anissa E. Williams being one and the same as Anissa Ellen Ingram.

Bryan Ingram joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 208 Ash Grove Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170026917 DEEDWARR
Recvd: 03/30/17 13:08 2 pgs
Fees:13.00 Taxes:739.63
20170330-0031130

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 28th day of March, 2017.

Anissa Ellen Ingram

Bryan Ingram

State of Tennessee
County of Williamson

Personally appeared before me Anissa Ellen Ingram and Bryan Ingram, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 11907

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 12-20-2020