RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY:

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $385,000.00 Affiant Subscribed and sworn to before me, this 29 day of March, 2017. Notary Public My Commission Expires: Oct. 19, 2020

THERESA A. CROWLEY
Notary Public
My Comm Exp.
10-19-20
BIBB COUNTY GA USA

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Deborah D. Cox 4616 Sterling Cross Nashville, TN 37211	New Owner	Tax Parcel ID No. 172-14-0B-080.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES DAVID KEITH and wife, MARY E. KEITH** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **DEBORAH D. COX and KENNETH WEST PAGE, WIFE AND HUSBAND,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 80, as shown on the map entitled Winfield Park, Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES DAVID KEITH AND WIFE, MARY E. KEITH, by deed from CHARLES L. HONECUTT, MARRIED, of record in Instrument No. 20070709-0081417, dated June 27, 2007, said Register's Office.

This is improved property commonly known as: **4616 Sterling Cross, Nashville, TN 37211**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

BILL GARRETT, Davidson County
Trans:T20170027720 DEEDWARR
Recvd: 04/03/17 10:39 2 pgs
Fees:13.00 Taxes:1424.50
20170403-0032074

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2017. CDKEK

Charles David Keith
CHARLES DAVID KEITH

Mary E Keith
MARY E. KEITH

STATE OF Georgia)
COUNTY OF Bibb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES DAVID KEITH AND MARY E. KEITH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of March, 2017.

THERESA A. CROWLEY
Notary Public
My Comm Exp.
10-19-20
BIBB COUNTY GA USA

Theresa A Crowley
Notary Public
My Commission Expires: Oct. 19, 2020