This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1061**

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-316792

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/14/2017**, by and between **Robert Keese and Margaret Keese, as joint tenants**, parties of the first part, and **Anthony Anderson, unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot Nos. 2 and 3 on the Plan of Willow Creek, Section 4, Davidson County, Tennessee, of record in Book , page , said Register's Office.

Said Lot No. 2 fronts 75.00 feet pm the westerly side of Willow Creek, Section 4, Davidson County, Tennessee, of record in Book 8250, Page 265, said Register's Office.

Said Lot No. 3 fronts 78.88 feet on the westerly side of Willow Creek Road and runs back 121.28 feet on the south line and 121.38 feet on the north line to a line upon which it measures 74.65 feet.

Being the same property conveyed to Robert Keese and Margaret Keese. As Joint Tenants by Warranty Deed from Michele Burks, married, and Devon J. Sutherland, married dated 12/28/2015, of record in Instrument No. 20160108-0002114, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **50 2 89**
☒ Improved **3717 Willow Creek Rd, Nashville, TN 37207**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20170033020 DEEDWARR
Recvd: 04/19/17 14:15 2 pgs
Fees:13.00 Taxes:534.65
20170419-0038421

WITNESS the signature of the party of the first part of the day and year first above written.

Robert Keese

Margaret Keese

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Keese and Margaret Keese** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 14th day of April, 2017..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Anthony Anderson**

and Address: **3717 Willow Creek Rd, Nashville, TN 37207**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$144,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 14th day of April, 2017..

Notary Public

My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019