BILL GARRETT, Davidson County
Trans:T20170038593 DEEDWARR
Recvd: 05/05/17 15:33 2 pgs
Fees:13.00 Taxes:425.50
20170505-0045092

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $115,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of May, 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:
Mad Properties, LLC		
601 Brandywine Court	New Owner	08204042400
Old Hickory, TN 37138		

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, **VERNON THOMAS KEESEE, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 305 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 a portion of the same property conveyed to William Martin Lyons, Jr. and wife, Edna G. Lyons by deed of record in Book 3431, page 499, Register' s Office, Davidson County, Tennessee, and the said William Martin Lyons, Jr., having predeceased his wife, Edna G. Lyons, was the surviving tenant by the entirety; further being the same property vested in Sheryl R. Settles as Executrix of the Last Will and Testament of Edna G. Lyons, deceased, of record in the Probate Court Clerks Office for Davidson County, Tennessee, Docket No. 15-P908.

Being a portion of the same property conveyed to Vernon Thomas Keesee, Jr. by Warranty deed from Sheryl R. Settles, Executrix of the Estate of Edna E. Lyons, deceased of record in Instrument No. 20150818-0082813 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015.

Being a portion of the same property conveyed to Vernon Thomas Keesee, Jr. by Quitclaim deed from Vernon Thomas Keesee, Jr. of record in Instrument No. 20160114-0004152 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 14, 2016.

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 1105A North 8th Street, Nashville, TN 37207-5739.

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 3rd day of May, 2017.

Vernon Thomas Keesee, Jr.

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 Vernon Thomas Keesee, Jr., 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 3rd day of May, 2017.



Notary Public

My Commission Expires: