WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(AFFIX SEAL)

WILLIAM E GRONES JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

K-CB-17-2112

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Keeney	**FirstBank**	
(NAME)	(NAME)	
2112 Snook Drive	**318 Seaboard Lane**	**095-10-0-058.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY J. BUCKELEW, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA KEENEY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 148 on the Plan of Elm Hill Acres, Section No. IV, of record in Plat Book 2331, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 148 beginning at a point in the Northerly margin of Snook Drive, being the Southerly common corner of Lots 147 and 148; thence Northerly along the common line between said Lot Nos. 147 and 148, 171.8 feet to a point in the rear line of Lot No. 167, being the Northerly common corner between Lot Nos. 147 and 148; thence Easterly along the common line between Lot Nos. 147 and 148, and continuing along the common line between Lot Nos. 166 and 148, 98.4 feet to a point; thence Southerly 183.8 feet to a point in the Northerly margin of Snook Drive, being the Southerly common point between Lot Nos. 148 and 149; thence Westerly along the Northern margin of said Snook Drive, 71 feet to the point of beginning.

Being the same property conveyed to Mary J. Buckelew by Warranty Deed from Kenneth Businda, unmarried of record in Instrument No. 20110408-0027411 Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on April 08, 2011.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 2331, Page 118, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2442, Page 464, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2112 Snook Drive , Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170038814 DEEDWARR
Recvd: 05/08/17 10:19 2 pgs
Fees:13.00 Taxes:555.00
20170508-0045281

Witness my/our hand(s) this the 28th DAY OF APRIL, 2017.

Mary J. Buckelew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY J. BUCKELEW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212