WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057473 DEEDWARR
Recvd: 07/06/17 09:32 2 pgs
Fees:13.00 Taxes:1306.01
20170706-0067713

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,975.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

R-KW-17-1102

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)
Michael O'Keefe and Lynita O'Keefe	**F&M Bank**	
(NAME) **1102 Sunnymeade Drive**	(NAME) **10 Cadillac Drive, Suite 100**	**061-15-0-164.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Brentwood, TN 37027**	
(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, **LAUREN FLETCHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL O'KEEFE AND LYNITA O'KEEFE, HUSBAND AND WIFE,** 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 Lot No. 3 of Block "A" on the Map of Sunnymeade Subdivision, of record in Book 843, pages 4 and 5, Register's Office for said county, which is the same as Lot No. 3 of Block "A" on the Revised Plan of Sunnymeade Subdivision, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Said Lot No. 3 fronts 61.2 feet on the Southerly side of Golf Club Drive or Sunnymeade Avenue and runs back between lines, 140 feet on the Easterly line and 142.2 feet on the Westerly line to a dead line on which it measures 36 feet.

Being the same property conveyed to Lauren Fletcher, unmarried by Warranty deed from Amy Jo Fisher, unmarried of record in Instrument No. 20120409-0030279 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 09, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 843, Page (s) 4 and 5 and revised Plat Book 974, pages 56 and 57, 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: **1102 Sunnymeade Drive, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 30th DAY OF JUNE, 2017.

Lauren Fletcher

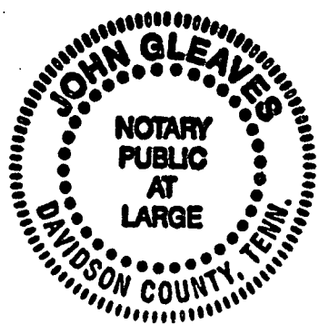
Emily A. Fletcher, spouse of Lauren Fletcher, hereby joins in this conveyance and does transfer and convey any and all marital interest Emily A. Fletcher may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN FLETCHER, 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 30th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

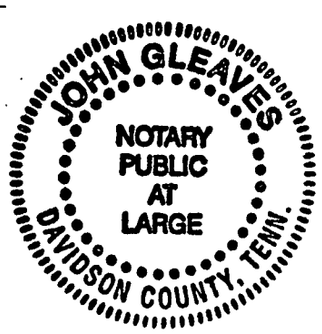


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY A. FLETCHER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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