BILL GARRETT, Davidson County
Trans:T20170066439 DEEDWARR
Recvd: 08/02/17 12:36 2 pgs
Fees:13.00 Taxes:1032.30
20170802-0078662

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, ~~for this transfer~~ is $279,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2017.

Notary Public
My Commission Expires: 7/6/2020

BRIAN SAWYERS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ronald Wesley Davis II 1900 10th Ave N Nashville, TN 37208	New Owner	081-07-4B-001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nicholas J Keck, a single person**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald W Davis II, unmarried**, hereinafter called the Grantees, 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 Unit A, 1900 10TH AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160621-0063048 and amended in Instrument No. 20170418-0037990, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Nicholas J. Keck, a single person by Special Warranty Deed (Corporation) from Fannie Mae a/k/a Federal National Mortgage Association, recorded on the 15th day of June, 2015 in Instrument No. 20150615-0056155, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: 1900 10th Avenue North, Nashville, TN 37208

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

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

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

Nicholas J Keck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Nicholas J Keck**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of July, 2017.

Notary Public
My Commission expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021