WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072553 DEEDWARR
Recvd: 08/22/17 09:03 2 pgs
Fees:13.00 Taxes:1544.75
20170822-0085909

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$420,000.00~~ $417,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF August, 2017

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

MST 2017-1146

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dee Dee Keegan and Wesley Keegan Wife and Husband	new owners	103-08-0-023.00
(NAME)	(NAME)	
4022 Murphy Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Frank V. Neeley, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dee Dee Keegan and Wesley Keegan Wife and Husband,** 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 Lot No. 10 on the Plan of Subdivision of Lots 9 to 14 inclusive in West End Annex of record in Plat Book 547, Page 89, 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 the same property conveyed to Monte Poe and Tonia Poe, husband and wife by Warranty deed from Ting Yao Kao and Kuo Yao Kao of record in Instrument No. 20070102-0000170 Register's Office for Davidson County, Tennessee, dated December 22, 2006 and recorded on January 02, 2007. (Value of consideration shown in aforementioned deed $209,000.00.)

Being the same property conveyed to Frank V. Neeley, unmarried by Warranty deed from Monte Poe and Tonia Poe, husband and wife of record in Instrument No. 20150729-0074330 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 29, 2015. (Value of consideration shown in aforementioned deed $329,000.00.) Being also known as 4022 Murphy Rd Nashville, Tennessee 37209.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 547, Page 89, Register's Office for Davidson County, Tennessee. Sewer Easements of record in Book 1153, Page 262, in the Register's Office for Davidson County, Tennessee.

This property, known as 4022 Murphy Rd, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 18 DAY OF August, 2017.

Frank V. Neeley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Neeley, with whom I am personally acquainted (or provided 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 18 day of August, 2017.

Notary Public

My Commission Expires: 5/27/2019

(SEAL

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-NC-17-4022