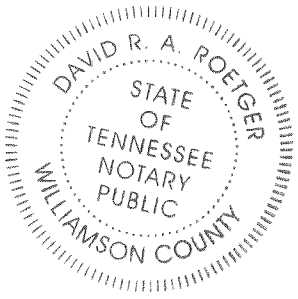
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/17 14:20 2 pgs
Fees:13.00 Taxes:2812.00
20170901-0090294



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-17-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thaddeus Allen Keim and Allen Leland Keim	F&M Bank	117 02 0 200.00
(NAME)	(NAME)	
2814 22nd Avenue South	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Sixty Thousand And No/100 Dollars ($760,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thomas L. McCurley, also known as Thomas L. McCurley III, and wife, Nancy N. McCurley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thaddeus Allen Keim, an unmarried man and Allen Leland Keim, an unmarried man, as tenants by the entirety**, 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:

Being Lot No. 28, Sec. 2 & 3, on the plan of W. V. Davidson's Hillsboro Highlands of record in Book 843, page 23, Register's Office for said county.

Said Lot No. 28 fronts 80 feet on the easterly side of 22nd Avenue South and extends back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to Thomas L. McCurley, III and wife, Nancy N. McCurley by Warranty Deed from Joseph P. Williams and wife, Mary H. Williams dated August 08, 1985 and recorded August 14, 1985 in Book 6629, Page 718 with the consideration amount of $179,000.00, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-175706FC

unimproved ☐

This is improved ☒ property, known as 2814 22nd Avenue South, Nashville, TN 37215

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, has 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 our hands this 30th day of August, 2017

Thomas L. McCurley

Nancy N. McCurley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thomas L. McCurley and wife, Nancy N. McCurley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-175706FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19

Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/6/2019