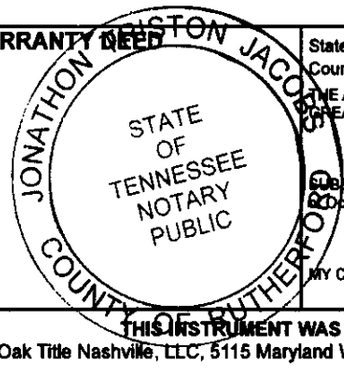
WARRANTY DEED



State of Alabama
County of Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 12-9-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C Keating and Ana L Keating	David C Keating and Ana L Keating	172-10-0-B-086.00CO
(NAME)	(NAME)	
6652 Christiansted Lane	6652 Christiansted Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James O. Burkes and Patricia A. Burkes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David C Keating and Ana L. Keating, husband and wife,** 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. 86, on the Final Plat for Christiansted Valley, Phase 1, of record in Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised in Instrument No. 20010209-0012852, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to James O. Burkes and wife, Patricia A. Burkes by Warranty Deed dated 08/15/2001 from Pete W. Harris dba Harris Homes of record in Instrument 20010824-0091945, as re-recorded in Instrument 20020410-0044120, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6652 Christiansted Lane, Nashville, TN 37211
(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.

Bill Garrett Davidson County
Batch# 22015 **DEEDWARR**
11/03/2017 11:22:40 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30



20171103-0113128

Witness my/our hands this 12th day of October, 2017.

James O. Burkes by Carrie Brock, Attorney-In-Fact
Attorney in fact

Patricia A. Burkes by Carrie Brock, Attorney-In-Fact
Attorney in fact

State of Alabama
County of Jefferson

Personally appeared before me Carrie Brock, Attorney-In-Fact for James Burkes and Patricia Burkes, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of October, 2017.

Notary Public Andrea L. Robinson
My Commission Expires: 7/27/21

ANDREA L ROBINSON
Notary Public, Alabama State At Large
My Commission Expires
July 27, 2021

File No.: 17-5088