Bill Garrett Davidson County
Batch# 54873 DEEDWARR
02/05/2018 10:40:04 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20180205-0011322

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**

Affiant

Subscribed and sworn to before me, this **31st** day of **January, 2018.**

Notary Public
My commission expires: 3/23/21

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
1517 HUNT CLUB BLVD
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert W. Keese	Robert W. Keese	**06106007900**
700 Maplewood Lane	6608 Jocelyn Hollow	
Nashville, TN 37216	Nashville, TN 37205	

FOR AND IN 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 ACKNOWLEDGE, WE,

Lizabeth A. Sharer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert W. Keese

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. 209 and the West 10 feet rear and 10.2 feet front of Lot No. 208, on the map of Maplewood Heights, Subdivision, No. 2, as of record in Book 547, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Martin G. Sharer and wife, Lizabeth A. Sharer from William Trent Hemphill and wife, Bethni Hemphill by Warranty Deed dated 2/13/1996, and recorded in Book 9950, page 62, said Register's Office. Martin G. Sharer passed away on March 23, 2017 leaving the said Lizabeth A. Sharer, as his spouse and surviving tenants by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as **700 Maplewood Lane, Nashville, TN 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 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 in 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 **31st** day of **January, 2018**.

Lizabeth A. Sharer

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Lizabeth A. Sharer,** the within named Grantor(s), 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, at office, this **31st** day of **January, 2018.**

Notary Public
My Commission Expires: 3/23/21

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021