Bill Garrett Davidson County
Batch# 70308 DEEDWARR
03/16/2018 03:54:04 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20180316-0025239

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $595,000.00.

Amy Dieterle
Affiant

Subscribed and sworn before me this the 13th day of March, 2018.

R Walters
Notary Public
My commission expires: 8.17.19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shaleen McCormick & Alex Rogers 1103 N. 8th St. Nashville, TN 37206	New Owner	082-04-0 428.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VERNON THOMAS KEESEE, JR, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEXANDER L. ROGERS AND SHALEEN T. MCCORMICK, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 Vernon Thomas Keesee, Jr. by deed from Vernon Thomas Keesee, Jr. dated 03/23/2017, of record in Instrument No. 20170323-0028687, Register's Office for said County.

Also being a portion of the same property conveyed to Vernon Thomas Keesee, Jr., a single man, by deed from Reginald Grady of record in Instrument No. 20170209-0013640, dated 02/07/2017, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1103 A N. 8th St., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of March, 2018.

Vernon Thomas Keesee, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vernon Thomas Keesee, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2018.

My commission expires:

9-10-2018

Notary Public

