Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 76440 **DEEDWARR**
04/05/2018 08:36:42 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20180405-0031853

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00**.

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2018.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dalton Gregory Keck	New Owner	**146-08-0-031.00**
4820 Merrill Ln.		
Nashville, TN 37211		

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 ACKNOWLEDGED, WE,

Mallorie Fisher Godwin and John A. Godwin, Jr., wife and husband

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

Dalton Gregory Keck and Morgan Alexandria Keck, 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(s) 572, as shown on the map entitled Section Fourteen, Caldwell Hall, of record in Plat Book 3300, page 77, 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 MALLORIE FISCHER, by deed from BENJAMIN D. STEWART AND WIFE, REBEKAH M. STEWART, of record in Instrument No.20140716-0062620 and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20140815-0074020, dated July 15, 2014, said Register's Office. Being further conveyed to MALLORIE FISHER GODWIN AND JOHN A. GODWIN, JR., WIFE AND HUSBAND, by quitclaim deed from MALLORIE FISHER N/K/A MALLORIE FISHER GODWIN, of record in Instrument No. 20161229-0137040, dated December 20, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **4820 Merrill Ln., Nashville, TN 37211.**

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 Grantors do covenant with said Grantees that Grantors 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 2nd day of April, 2018.

Mallorie Fisher Godwin

John A. Godwin, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mallorie Fisher Godwin and John A. Godwin, Jr.**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **April, 2018.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PETRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY