STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$365,000.00** (Three Hundred Sixty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of April, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7/15/21

(NOTARY SEAL)

Bill Garrett Davidson County
Batch# 85963 DEEDWARR
04/27/2018 02:54:49 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20180427-0040018

JANICE H. COLLINS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Kenneth Keierleber and Deanna Keierleber 2205 Old Baker Road Goodlettsville, TN 37072	New Owners	00600005500

WARRANTY DEED

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, I/WE, **BRODY J. LOGAN AND KATICO P. CADWALLADER, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KENNETH KEIERLEBER AND DEANNA KEIERLEBER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being two tracts of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, Tract No. 1 according to a survey made by Harvey Gee, Surveyor, August 13, 1949, and tract No. 2, according to a survey made by H. B. Fowlkes, Surveyor, December, 1945, as follows:

TRACT NO. 1: BEGINNING at a point in the center of an old L & N Railroad right-of-way at the southwest corner of the property conveyed to T.P. Key; thence with Key's southeastern boundary line North 39 degrees 30 minutes east, 253.44 feet to an iron pin; thence South 46 degrees 06 minutes east 305.4 feet to an iron pin; thence south 39 degrees 30 minutes west 253.44 to a point in the center of said right-of-way line; thence with the center of said old right-of-way line, north 46 degrees 06 minutes west 39.4 feet to the southwest corner of the property conveyed to John Henry Courtwright and wife by deed from Claude H. Stitt and wife, of record in Book 1439, Page 319, Register's Office for said County; thence with the southeastern boundary line of said Courtwright property, north 39 degrees 30 minutes east 150 feet to Courtwright's southeast corner; thence with Courtwright's northeastern boundary line north 46 degrees 06 minutes west 50 feet, to Courtwright's northwest corner; thence with Courtwright's northwestern boundary line, south 39 degrees 30 minutes west 150 feet to a point in the center of said right-of-way line; thence with the center of said right-of-way line, north 46 degrees 06 minutes west 216 feet to the beginning, containing 1.6 acres, more or less..

TRACT NO. 2: BEGINNING in the center of an old railroad right-of-way now abandoned at a point south 46 degrees 15 minutes east 216 feet from the southeast corner of the T. Porter Key property; thence parallel with said Key's easterly line north 39 degrees 30 minutes east 150 feet to an iron stake, thence parallel with the center line of said right-of-way south 46 degrees 15 minutes east 50 feet to an iron stake; thence south 39 degrees 30 minutes west 150 feet to an iron stake in the center of said right-of-way; thence with the same north 46 degrees 15 minutes west 50 feet to the beginning.

Being the same property conveyed to Brody J. Logan and Katico P. Cadwallader, as tenants in common with rights of survivorship, by deed from Janice E. Davis, unmarried, of record in Instrument Number 20140505-0037776 dated May 1, 2014 and recorded May 5, 2014, Register's Office for Davidson County, Tennessee. Brody J. Logan and Katico P. Cadwallader now being married.

Being also known as 2205 Old Baker Road, Goodlettsville, TN 37072.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2205 OLD BAKER ROAD** **GOODLETTSVILLE, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 25th day of April, 2018

Brody J. Logan

Katico P. Cadwallader

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of April, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brody J. Logan and Katico P. Cadwallader** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of April, 2018.

Notary Public

Commission Expires:

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020