Bill Garrett Davidson County
Batch# 102968 DEEDWARR
06/11/2018 11:08:04 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20180611-0055714

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0326

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lara Kirby Key and Kerrie Johnson	NEW OWNER	#142090A05200
(NAME)	(NAME)	
6344 Chickering Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHY J. DEAN, AN UNMARRIED WOMAN,

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

LARA KIRBY KEY AND KERRIE JOHNSON , BOTH MARRIED,

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 Unit No. 45-B, Doral Country Villa Condominiums, Section Three, a horizontal property regime established by Master Deed of record in Book 5011, at Page 395, as amended in Book 5124, Page 167, and Book 5119, Page 749, the plat of which is of record in Plat Book 5050, at Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Johnny A. Dean and wife, Kathy J. Dean by Quitclaim Deed from Betty T. Fields, of record in Book 11287, page 978, said Register's Office, dated June 2, 1994. See also prior deed of record in Book 6912, Page 823, said Register's Office. The said Johnny A. Dean having since died and title vested in Kathy J. Dean as surviving tenant by the entirety.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5011, Page 395, amended in Book 5015, Page 251; Book 5124, Page 163; Book 5124, Page 167; Book 5119, Page 749; Book 5194, Page 136; and Book 5011, Page 429, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5050, Page 48, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 743 Albar Drive, Nashville, TN 37221
(House No.) (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.

Witness our hands this 7th day of June, 2018.

Kathy J. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy J. Dean, 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 and official seal at Nashville, Tennessee, this June 7, 2018.

Notary Public

My Commission Expires: 5/5/20

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.