Bill Garrett Davidson County
Batch# 104791 DEEDWARR
06/14/2018 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $240.50
20180614-0057403

	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $65,000.00. Affiant Subscribed and sworn to before me, this 11th day of June, 2018. Notary Public My commission expires: 7/2/18
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MARTHA BROWN

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Reginald Mckeever	Reginald Mckeever	071-02-0-128.00
437 Dennis Drive	437 Dennis Drive	
Nashville, TN 37207-4411	Nashville, TN 37207-4411	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sam Green and Annie Timberlake and Romona Perry

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Reginald Mckeever, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the Plan of John J. Rucker's Subdivision of Lot No. 8 and parts of Lots Nos. 7 & 9 in the 2nd Plan of Brooklyn of record in Plat Book 332, Page 157, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 50.00 feet on the northerly margin of Dennis Drive, formerly Constance Avenue, and extends back 145.00 feet on the easterly line and 145.00 feet on the westerly line to a dead line in the rear measuring 50.00 feet thereon.

BEING the same property conveyed to Early Green and wife, Louiza Green, by Warranty Deed from B.F. Dennis, a widower, of record in Book 6790, page 772, Register's Office for Davidson County, Tennessee; the said Early Green having since died on April 9, 1993 and the said Louiza Green having since died testate on March 21, 2014, and by her Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 17P-

2027. The said property was devised to Sam Green, Ann Timberlake(correctly known as Annie Timberlake) and Romona Perry.

This is unimproved property known as **437 Dennis Drive, Nashville, TN 37207-4411.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of June, 2018.

Sam Green, Individually and as Administrator of the Estate of Louiza Green

Annie Timberlake

Romona Perry

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, Sam Green and Annie Timberlake, and Romona Perry, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they individually(and Sam Green as Administrator) executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of June, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SolomonParks File No. 18-001168-526

SP 11/2015

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY