Bill Garrett Davidson County
Batch# 106422 DEEDWARR
06/19/2018 11:03:29 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180619-0058871

ADDRESS NEW OWNERS and
SEND TAX BILLS:
KEITH A. BRADLEY

1412 Campbell Rd
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
32 - 115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KEVIN C. KEELING and wife, WENDY KEELING, hereinafter called GRANTORS, have this day bargained and sold and by these present transfer and convey to KEITH A. BRADLEY, a single man, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of part of the Rist Subdivision, as shown on plat of record in Plat Book 5190, Page 109, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract No. 2:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin same being the N.W. Corner of the Dale Kimbrough property and the N. corner of the Cannon property, thence, with Kimbrough's north line N. 76° 30 min. E. 56.00 feet to an iron pin and a corner fence post thence; generally with an old fence line S. 2° 49 min. E. 283.32 feet to an iron pin 1 foot North of a chain link fence S. 85° 00 min. W 47.00 feet to an iron pin near the corner post of a chain link fence thence; S. 49° 45 min. W. 7.0 feet to an iron pin (same being an original corner between Kimbrough and Cannon) thence with original line N. 3° 20 min. E 279.00 feet to an iron pin the point of beginning containing 0.35 acres more or less.

Being the same property conveyed to Kevin C. Keeling by by Quitclaim Deed from Margaret M. Keeling, recorded on November 7, 2016, in Instrument No. 20161107-0117555, Register's Office for Davidson County, Tennessee. Wendy Keeling, wife of Kevin C. Keeling, joins in this conveyance for the purpose of conveying all of her marital right, title and interest including homestead and right to elective share.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1412 Campbell Road, Goodlettsville, Tennessee 37072.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-AR-18-1412

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 14 day of June, 2018.

KEVIN C. KEELING

WENDY KEELING

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KEVIN C. KEELING and WENDY KEELING, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 4.14.21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $290,000.00.

AFFIANT

Subscribed to and sworn before me, this the 14 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 4.14.21

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989