Bill Garrett Davidson County
Batch# 107564 DEEDWARR
06/22/2018 02:24:09 PM 3 pgs
Fees: $18.00 Taxes: $971.25

20180622-0060546

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $262,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2018.

Notary Public

My commission expires: 12/15/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Justin M. Van Schuyver and Shalonda D. Van Schuyver	New Owner	**141-06-0A-070.00-CO**
7527 Dove Valley Drive		
Nashville, TN 37221		

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, we,

Shan P. O'Keeffe and Elizabeth K. O'Keeffe, husband and wife

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

Justin M. Van Schuyver and Shalonda D. Van Schuyver, husband and wife

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

BEING Lot No. 30 on the Plan of Final Plat, Revision to Lot 30, Poplar Ridge - Section Six, a Planned Unit Development (P.U.D) of record in Plat Book 9700, Page 918, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Shan P. O'Keeffe and Elizabeth K. O'Keeffe, husband and wife by Warranty deed from Joshua Alexander and Stephanie Alexander of record in Instrument No. 20070402-0038733 Register's Office for Davidson County, Tennessee.

This is improved property known as **7527 Dove Valley Drive, Nashville, TN 37221.**

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, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are 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 20th day of June, 2018.

Shan P. O'Keeffe

Elizabeth K. O'Keeffe by Shan P. O'Keeffe attorney in fact
attorney in fact

STATE OF TENNESSEE
COUNTY OF WHITE

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Shan P. O'Keeffe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Elizabeth K. O'Keeffe as her attorney in fact.

Witness my hand and official seal this 20th day of June, 2018.

Notary Public
My Commission Expires: 1/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 18-001174-524

EXHIBIT A

SELLER INFORMATION

(NOT TO BE SHARED WITH BUYER)

1. **Seller's forwarding address (or office address if corporation, partnership, trust or estate):**
   90 Hillbrooke Way
   Caledonia, MS 39740-8540
   Until 9 July 2018

   AFTER 9 JULY 2018
   1004 CREEK SIDE DR
   CANTON, GA 30115

2. **Seller's Phone Numbers:**
   Home: (202) 558-5601
   Work: _____
   Cell: (202) 603 0205

3. **Seller's Email Address:** SpoKeeffe@hotmail.com

4. **Seller Tax ID:**
   Shan P. O'Keeffe **SSN:** 124-64-2234

   Elizabeth K. O'Keeffe **SSN:** 028-68-1696

PLEASE NOTE: The information requested on this Exhibit "A" must be provided as various sections in this Affidavit and Agreement refer to information on this Exhibit.