WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 112664 DEEDWARR
07/05/2018 09:28:06 AM 2 pgs
Fees: $13.00 Taxes: $1,516.63

20180705-0064944

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Mallett-Rodgers	New Owner	061-08-0-124.00
(NAME)	(NAME)	
1401 Winding Way Road	1835 Newport Blvd #A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Costa Mesa, CA 92627	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Linda J. Geary-Keel and Kenneth G. Keel, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan J. Mallett-Rodgers, Trustee of the Susan J. Mallett-Rodgers Trust, dated October 4, 1995, as amended and restated on June 18, 2003 and Susan J. Mallett-Rodgers, Trustee of the Rose Janette Rodgers Trust, dated May 8, 2007, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the county of Davidson, state of Tennessee, and is described as follows:
Land in Davidson County, Tennessee, being the east part of Lot No. 20 on Block D on the map of section 2, Jackson Park, of record in book 843, page 21, Register's Office for Davidson County, Tennessee, and a part of an unnamed tract lying east of the same, in section 3, of Jackson Park, not of record, described together according to a copy of a survey thereof made by L.T. Cantrell dated March 18, 1953, as follows:

Beginning at a point in the northerly margin of Winding Way, 90 feet east of the corner of lots nos. 19 and 20; thence northerly 309.0 feet, more or less, to a point in the north line of lot 20 which is 10 feet east of the corner of lots nos. 19 and 20; thence easterly 110 feet to a point; thence southerly 279.6 feet, more or less, to the north margin of Winding Way; thence with the margin of the same, westerly 120 feet to the beginning.

Being the same property conveyed to Linda J. Geary-Keel and Kenneth G. Keel, husband and wife, by Quitclaim Deed, from Linda J. Geary-Keel, formerly known as Linda J. Geary, Trustee of The Linda J. Geary Revocable Living Trust dated January 15, 1996, of record in Instrument No. 20130718-0074634, Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded July 18, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE THE MAP OF SECTION 2, JACKSON PARK, OF RECORD IN BOOK 843, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 1401 Winding Way Road, Nashville, TN 37216
(House Number) (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 GRANTEE, their successors and assigns forever; and we do covenant with the said GRANTEE 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, their

successors 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 29th day of June, 2018.

Linda J. Geary-Keel

Kenneth G. Keel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of June, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda J. Geary-Keel and Kenneth G. Keel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public, Steven P. Disser

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-18-1401