This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-18-2763

Karen Y Johnson Davidson County
Batch# 145607 DEEDWARR
09/26/2018 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20180926-0095522

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2018

Notary Public
My Commission Expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LaTonya J. Trotter 1109 North 8th Street Nashville, TN 37207	Fairway Independent Mortgage 4201 Marsh Lane Carrollton, TX 75007	082-04-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Amanda Frick Keiser (formerly Amanda Emily Frick) and David Keiser, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LaTonya J. Trotter, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the North 10 feet of Lot No. 309, all of Lot 310 and the South 10-1/2 feet of Lot No. 311 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee. Said lot and part of lots adjoin and front together 51-1/2 feet on the Easterly side of North Eighth Street and extend back between parallel lines 165 feet to an alley.

Being the same property conveyed to Amanda Emily Frick, an unmarried women (sic) by Warranty Deed from William T. Rudolph and Mary L. Rudolph, both unmarried, as joint tenants with right of survivorship, recorded on the 28th day of April, 2014, in Instrument No. 20140428-0035174, in the Register's Office of Davidson County, Tennessee.

Amanda Emily Frick, having married David Keiser, is now known as Amanda Frick Keiser. David Keiser joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property, by virtue of their marriage.

This is ☒ improved or ☐ unimproved property located at: **1109 North 8th Street, Nashville, TN 37207**

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This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 24th day of September, 2018.

GRANTOR:

Amanda Frick Keiser

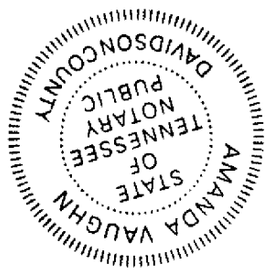
David Keiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Keiser and Amanda Frick Keiser, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2018.

Notary Public
My Commission expires: 5/5/2020



201809260095522

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

