Karen Y Johnson Davidson County
Batch# 151083 DEEDWARR
10/12/2018 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $621.60
20181012-0101387

RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Robertson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $168,000.00. Affiant Sworn to and subscribed before me this 12th day of October, 2018. Notary Public My Commission Expires: 3-30-21 (SEAL)
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Karen Hodge 755 Oakdell Avenue Madison, TN 37115	New Owner(s)	052-01-0-253.00

This Indenture is made on the 10th day of October, 2018, by and between **JEFFREY KEITH, a married man** ("Grantor"), and **KAREN HODGE, unmarried** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 of Block B on the Plan of Power and Roth's Subdivision of record in Plat Book 843, Page 75, 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 Jeffrey Keith by General Warranty Deed from Betty Jean Young and Eddie Young, of record in Instrument No. 20180719-0070489, in the Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on July 19, 2018.

The above-referenced property was not and is not the primary or marital residence of Grantor or Grantor's spouse.

This is improved property known as 755 Oakdell Avenue, Madison, TN 37115.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 843, Page 75; Book 843, page 7; Book 421, page 184, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 10th day of October, 2018.

GRANTOR:

Jeffrey Keith

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JEFFREY KEITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Notary Public

My Commission Expires: _____

