Karen Y Johnson Davidson County
Batch# 155727 DEEDWARR
11/01/2018 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $590.15
20181101-0108216

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$160,000.00~~ $159,500

Affiant

Subscribed and sworn to before me this 30th day of October, 2018.

Notary Public

My Commission Expires: 3-13-22

18-0476

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tricia D. Clark	New Owner	
3175 Trails End Lane		108 08 0A 011.00
Nashville, TN 37214		

WARRANTY DEED

For and in 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

Robert McKeown and wife, Joni McKeown,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tricia D. Clark, a single woman,

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

Unit No. 11, Lot No. 6, in a horizontal property regime as shown on the condominium site plat, Section 1, Phase 1, Quail Valley, as of record in Plat Book 5190, Page 529 and Plat Book 5200, Page 394, and as established by a Master Deed of record in Book 5851, Page 779, as amended in Book 5884, Page 534 and in Book 6081, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert McKeown by Warranty Deed dated February 17, 2011 from Nella M. Shaver n/k/a Nella M Shaver Hayes, recorded February 23, 2011 at Instrument No. 20110223-0014979, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Robert McKeown and wife, Joni McKeown, by Quitclaim Deed dated May 8, 2014, from Robert McKeown, recorded May 9, 2014 at Instrument No. 20140509-0039616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3175 Trails End Lane, Nashville, TN 37214.**

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, her heirs 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, her 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.

Witness our hands this 30th day of October, 2018.

Robert McKeown

Joni McKeown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert McKeown and wife, Joni McKeown, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of October, 2018.

Notary Public – D. Shayne Adair

My Commission Expires: 6/13/2022



True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019