This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181201

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$415,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of November, 2018.

Notary Public
My Commission Expires: 3/7/22

Karen Y Johnson Davidson County
Batch# 157689 DEEDWARR
11/08/2018 01:50:35 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20181108-0110769

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 5th day of November, 2018, among:

H. DAVID CLARK, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JAMES T. KEELING AND GEORGIA J. KEELING, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Lincoya Hills, Knob Section of record in Plat Book 2331, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot described as follows: Beginning at a point in the Northerly margin of Lumar Lane, at the corner of Lots Nos. 84 and 93; thence with the line between said lots, Northerly 190 feet to a point, a corner of Lot No. 85; thence with the line between Lots 84 and 85, Westerly 165 feet to the Easterly margin of Knobview Drive; thence with the margin of the same, Southerly 170 feet to the beginning of a curve; thence around said curve, Southeasterly 31.42 feet to the North margin of Lumar Lane; thence with the margin of the same; Easterly 145 feet to the point of beginning.

Being the same property conveyed to H. David Clark and Elaine Clark by Warranty deed from Joann Osteen Mehaffey of record in Instrument No. 20170808-0081038 Register's Office for Davidson County, Tennessee, dated August 02, 2017 and recorded on August 08, 2017. Being the same property conveyed to H. David Clark by Quitclaim deed from Elaine Clark of record in Instrument No. 20180316-0024988 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 16, 2018.

Being also known as 2816 Lumar Lane Nashville, Tennessee 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

H. David Clark

State of Tennessee)

County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, H. David Clark, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2018.

Notary Public
My Commission Expires: 9-7-21

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Owner Name & Property Address:

Name: James T. Keeling and Georgia J. Keeling
Address: 2816 Lumar Lane
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Regions Bank d/b/a Regions mortgage
Address: P.O. Box 21513
City, State, Zip: Birmingham AL 35287-2520

Tax ID: