G31376-4
Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 163861 DEEDWARR
11/21/2018 09:21:56 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20181121-0114463

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2018.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nothing To See Here Ma, LLC	**"NEW OWNER"**	**041-11-0-023.00**
421 East Iris Drive, Ste 300		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jason D. Keefe and wife, Michelle L. Keefe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nothing To See Here Ma, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 337, on the Plan of Bellshire Estates, Section "A", of record in Plat Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Jason D. Keefe and wife, Michelle L. Keefe , by Warranty Deed dated October 15, 2004, from William B. Hopkins and wife, Frances A. Hopkins, of record in Instrument No. 20041019-0125515, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 2331, Pages 115 and 116, said Register's Office for Davidson County, Tennessee.**
2) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 4016 Sussex Drive, Nashville, TN 37207

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 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. 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 my/our hand(s) this **20th** day of **November, 2018.**

Jason D. Keefe

Michelle L. Keefe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jason D. Keefe and Michelle L. Keefe,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **November, 2018.**

Notary Public

My Commission Expires: July 8, 2019

