RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF ROBERTSON) The actual consideration for this transfer or value of property transferred (whichever is greater) is $100,000.00. Affiant Sworn to and subscribed before me this 20th day of November, 2018. Notary Public My Commission Expires: 3-30-21 (SEAL)

Karen Y Johnson Davidson County
Batch# 164420 DEEDWARR
11/21/2018 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20181121-0114654

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):
Jeffrey Keith 7316 Hwy 76 E Springfield, TN 37172	New Owner(s)	052-01-0-254.00

This Indenture is made on the 20th day of November, 2018, by and between **BETTY JEAN YOUNG, as Administrator CTA for the Estate of Clara M. Bell, BETTY JEAN YOUNG, EDDIE YOUNG and WANDA MORRIS** ("Grantor"), and **JEFFREY KEITH** ("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. 9 of Block "B" on the Plan of Power and Roth's Resubdivision of Madison Park 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.

Said Lot No. 9 fronts 50 feet on the Easterly side of Oakdell Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Thomas E. Bell and wife, Clara M. Bell by Warranty deed from J. C. Thompson and wife, Myrtle Earheart Thompson of record in Book 1634, page 521, Register's Office for Davidson County, Tennessee, dated August 10, 1948 and recorded on August 12, 1948. The said Thomas E. Bell predeceased Clara M. Bell. The said Clara M. Bell died testate September 11, 2011 and her will was entered into Probate in case no. 18P856 of the Probate Court for Davidson County, Tennessee. Said will devised the herein-described property to Wanda Morris and Tracy Young. The said Tracy Young died intestate on January 27, 2018, and his estate was entered into Probate in Docket No. 855. The said Betty Yean Young and the said Eddie Young are the heirs-at-law of the said Tracy Young pursuant to those certain Affidavits of Heirship of record in Instrument Nos. 20180719-0070487 and 20180719-0070488, Register's Office, Davidson County, Tennessee.

This is improved property known as 747 Oakdell Avenue, Madison, TN 37115.

This conveyance is being made subject to:

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

2. Subject to all matters shown on the Plan of record in Plat Book 843, Page 75, 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 20th day of November, 2018.

GRANTOR:

Betty Jean Young, Administrator CTA for the Estate of Clara M. Bell

Betty Jean Young

Eddie Young

Wanda Morris

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, BETTY JEAN YOUNG, 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 and who further acknowledged that such person(s) is/are the Administrator CTA of the Estate of Clara M. Bell and is authorized to execute this instrument in such capacity.

Witness my hand, at office, this 20th day of November, 2018.

Notary Public

My Commission Expires: 03/24/2020

LISA G HUDGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

201811210114654

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, BETTY JEAN YOUNG 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 20th day of November, 2018.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, EDDIE YOUNG, 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 20th day of November, 2018.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, WANDA MORRIS, 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 20th day of November, 2018

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Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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: _____

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