(1)

Karen Y Johnson Davidson County
Batch# 164740 DEEDWARR
11/26/2018 11:44:29 AM 2 pgs
Fees: $13.00 Taxes: $925.00



20181126-0115134

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1389

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Brickel, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert McKeown and Joni McKeown, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 1 on the Map of Curley Manor Subdivision, as of record in Book 1835, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brian Brickel by Quitclaim deed from Lindsey Brickel, dated July 3, 2015, of record in Instrument No. 20150722-0071701, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsey Brickel and Brian Brickel, wife and husband, by deed from Federal Home Loan Mortgage Corporation, dated August 13, 2013, of record in Instrument No. 20131004-0104425, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 916 Matthews Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of November, 2018.

Brian Brickel

State of Tennessee)
County of Davidson)

On this 20th day of November, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian Brickel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ARCELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of ~~Davidson~~) Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 250,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of November, 2018.

Notary Public

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/3/2019

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert McKeown 916 Matthews Avenue Nashville, TN 37216	First National Bank of Middle TN 1608 Williams Drive, Suite 301 Murfreesboro, TN 37129	061-11-0-032.00