Karen Y Johnson Davidson County
Batch# 183610 DEEDWARR
01/14/2019 02:25:07 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20190114-0003615

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Brett Keohan
226 Jacksonian Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-13-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wanda F. McClure and husband, Jason McClure, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Brett* Keohan,** and Raven Taylor O'Rourke Keohan, husband and wife **hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: *Edward

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Section Two (Revised), Hermitage Hills of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wanda F. McClure and husband, Jason McClure by Quitclaim deed from Wanda F. McClure, a married woman of record in Instrument No. 20120904-0079220 Register's Office for Davidson County, Tennessee, dated August 22, 2012 and recorded on September 04, 2012.

This is improved property known as: **226 Jacksonian Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 7th day of January, 2019.

WITNESS MY HAND on this the 7th day of January, 2019

Wanda F. McClure

Jason McClure

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Wanda F. McClure and Jason McClure,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of January, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of January, 2019.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/26/22

File No: 180912