WARRANTY DEED

Karen Johnson Davidson County
Batch# 191133 DEEDWARR
02/04/2019 09:23:07 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190204-0010151

File No.: ALW-18-1716

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
BRADLEY JOSEPH BARS	FRANKLIN SYNERGY BANK	081-08-0-143.00
(NAME)	(NAME)	
1716 NASSAU STREET	722 COLUMBIA	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	FRANKLIN, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SARA KEENAN AND ROGER KEENAN, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRADLEY JOSEPH BARS**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 69, on the Plan of D. T. McGavock's Homestead Addition to Nashville, Tennessee, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 50 feet on the East side of Nassau Street, and runs back between parallel lines, 160 feet, more or less.

Being the same property conveyed to Roger Keenan, a single man by Warranty Deed from Jeremy Gearheart, unmarried and Jim Creason, married, recorded on the 8th day of December, 2006 in Instrument No. 20061208-0151869, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1716 NASSAU STREET, NASHVILLE, TN 37208
(House Number) (Street) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

SK RK

Witness my/our hand(s) this 30th day of January, 2019.

SARA KEENAN

ROGER KEENAN

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner (KL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA KEENAN and ROGER KEENAN, WIFE AND HUSBAND, the within named bargainor, 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, this the 30th day of January, 2019.

Notary Public
My Commission Expires: 10/7/2019

(SEAL)

KERRY MAJORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171