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

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3810 WEST [illegible]

Karen Johnson Davidson County
Batch# 195441 DEEDWARR
02/14/2019 11:24:11 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190214-0013883

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 **Alan Marshall Kates and Katherine Parker Kates, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert W. Keese, unmarried man** 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:**

LAND in the 9th Civil District of Davidson County, Tennessee, described according to a mortgage loan inspection by John B. Kohl, III, Registered Land Surveyor, TN No. 100, dated 8/24/94 Job No. 08095-1-242 as follows:

BEGINNING at a point in the easterly margin of Lewis Road, said point being the northwesterly corner of the tract conveyed to Charles R. Mungoven et ux, Juliette Thompson Mungovan by deed of record in Book 8618, page 440, said Register's Office; thence, with a portion of Mungovan's northerly line North 88 degrees East 177.5 feet to a point, located on the southwesterly corner of the tract conveyed to Herman T. Claxton and wife, Frances O. Claxton; thence with Claxton's westerly line North 5 degrees East 446.5 feet to a point; thence, North 5 degrees East 210.0 feet to a point; thence, with Shoenberger's southerly line North 87 degrees 30 minutes West 498.0 feet to a point on the easterly margin of said Lewis Road; thence, South 5 degrees West 210.5 feet to a point; thence South 1 degree East 127.5 feet to a point; thence South 15 degrees East 114.5 feet to a point; thence, South 53 degrees 30 minutes East 262.5 feet to a point; thence, South 16 degrees East 72.3 feet to the point of beginning.

Being the same property conveyed to Alan Marshall Kates, unmarried by warranty deed from William R. Ives and wife, Judith A. Ives of record in Book 10737, page 69, Register's Office for Davidson County, Tennessee, dated 12/15/1997 and recorded on 12/30/1997. Alan Marshall Kates is now married to Katherine Parker Kates and she joins in this conveyance to convey any and all marital interest in subject property.

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: 8583 Lewis Road, Nashville, TN 37221.

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 12 day of February, 2019.

Alan Marshall Kates

Katherine Parker Kates

Country of COMMONWEALTH OF THE BAHAMAS
State of ISLAND OF NEW PROVIDENCE
County of CITY OF NASSAU
EMBASSY OF THE UNITED STATES OF AMERICA

On this 12 day of February, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Alan Marshall Kates and Katherine Parker Kates, 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.

Alan Kawamura
Vice Consul
U.S. Embassy
Nassau, The Bahamas

Notary Public

My Commission Expires: Indefinitely

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 385,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of February, 2019.

Notary Public

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert W. Keese 8583 Lewis Road Nashville, TN 37221	Simmons Bank 425 W. Capitol, 12th Floor Little Rock AR 72201	155-00-0-200.00