WARRANTY DEED

Karen Johnson Davidson County
Batch# 221984 DEEDWARR
04/25/2019 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20190425-0038131

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keisha Keglar and William Keglar	Keisha Keglar and William Keglar	092-06-0-028.00
(NAME)	(NAME)	
918 30th Ave N.	918 30th Ave N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robert Hudson, a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keisha Keglar and William Keglar, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the South 50 feet of the West half of Lot No. 13, as shown by plat of record in Plat Book 421, Page 11, Register's Office of Davidson County, Tennessee. Said part of Lot 13 fronts 50 feet on the east side of 30th Avenue North and runs back between parallel lines, along the northerly margin of an alley, 150 feet to an alley in the rear.

Plat not shown in prior deeds; actually is BLOCK 13 of Midway in Plat Book 421, Page 11, which was 4.68 acres; divided into several lots; was not recorded after divided.

Being the same property conveyed to Robert Hudson by Warranty deed from Frank Maxwell III of record in Instrument No. 20180814-0080167 Register's Office for Davidson County, Tennessee, dated August 7, 2018 and recorded on August 14, 2018. (Value of consideration shown in aforementioned deed $85,000.00.) Being also known as 918 30th Ave N Nashville, Tennessee 37209.

Seller warrants that this property was not his primary residence and that said property was used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 421, Page 11 and Instrument No. 20180928-0096299, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 918 30th Ave N Nashville, TN 37209
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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.

Witness my hand this 23rd day of April, 2019.

Robert Hudson

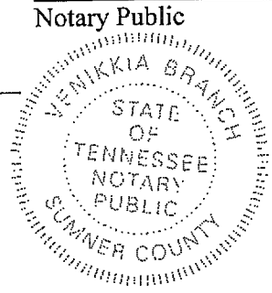
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Hudson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of April, 2019.

Notary Public

My Commission Expires: 9/25/19



Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019