THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9771-BW

Karen Johnson Davidson County
Batch# 224312 DEEDWARR
05/01/2019 09:27:52 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20190501-0040197

RUTHERFORD COUNTY JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean All Lupson	New Owner	MAP
1206A Berwick Trail		PARCEL 052-16-0-117.00
Madison, TN 37155		
(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, WE, **Mike T. Keith a single man, and Thomas Keith and Eileen M. Keith, Husband and Wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dean Allan Lupson, a single man**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 3 on the Plan of Resubdivision of Lot 3 and 4, Marlin Meadows, Section No.5 of record in Plat Book 8250, Page 378, 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 Mike T. Keith, a single man, Thomas Keith and Eileen M. Keith, husband and wife by Warranty deed from Gloria Ann Lee, a widow of record in Instrument No. 20170227-0019041 Register's Office for Davidson County, Tennessee, dated February 21, 2017 and recorded on February 27, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) UNIMPROVED property known as **1206A Berwick Trail, Madison, TN 37155.**

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 our hand(s) this the 25th day of April, 2019.

Mike T. Keith

Thomas Keith

Eileen M. Keith

STATE OF Wisconsin
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mike T. Keith** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2019.

My Commission expires: 1-22-2021

NOTARY PUBLIC JAMIE MODER STATE OF WISCONSIN

Notary Public

STATE OF Wisconsin
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Keith** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2019.

My Commission expires: 1-22-2021

NOTARY PUBLIC JAMIE MODER STATE OF WISCONSIN

Notary Public

STATE OF Wisconsin
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eileen M. Keith** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of April, 2019.

My Commission expires: 1-22-2021

NOTARY PUBLIC JAMIE MODER STATE OF WISCONSIN

Notary Public