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

39-B
File #19-1112

Karen Johnson Davidson County
Batch# 230150 DEEDWARR
05/15/2019 11:06:28 AM 2 pgs
Fees: $13.00 Taxes: $3,185.70

20190515-0045768

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 **John Keller and Traci Keller, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Holly A. Williams and Chris G. Coleman, wife and husband**, 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 Davidson County, Tennessee, being part of Lot No. 12 on the Map of Carter and Kings Lands, of record in Book 57, page 99, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Harding Place, located on the northeast corner of the tract of land conveyed to Trimble Sharber and wife, Magerie H. Sharber, by deed from Kate T. Sharber of record in in Book 2146, page 561 and re-recorded in Book 4174, page 112; thence, in a southerly direction, with a portion of Sharbers easterly line, 334 feet, more or less, to a point; thence, in an easterly direction 25 feet to a point; thence, in a southerly direction 22.35 feet, more or less, to a point located on the rear line of Lot No. 5 Block "R" on the plan of record in Book 1424, page 25; thence, with a portion of said rear line, in an easterly direction 100.6 feet, more or less to a point, located on the southwesterly rear corner of the property conveyed to Alan J. Kaufman and wife, Donice Kaufman by deed of record in Book 7445, page 718, said Register's Office; thence, with Kaufman's westerly line, in a northerly direction 565.88 feet, more or less, to a point located on the said southerly margin of Harding Place; thence, with said margin in a westerly direction 125 feet, to the point of beginning.

Being the same property conveyed to John Keller by deed from Alec T. Estes and wife, Kathleen J. Estes, as to 39.66% undivided interest and Suntrust Bank, Nashville, a Georgia Corporation, Trustee under the Agreement H. Hill for the benefit of Frances Caldwell 1, as to a 60.34 % interest, dated December 27, 2001, of record in Inst. No. 20011231-0144881, Register's Office for Davidson County, Tennessee. John Keller is now married to Traci Keller and she joins in this conveyance to convey any all marital interest in the 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: 3819 Harding Place, Nashville, TN, 37215.

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 13th day of May, 2019.

John Keller

Traci Keller

State of Tennessee)
County of Davidson)

On this 13th day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Keller and Traci Keller, 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.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 861,000.00

Affiant

Sworn and subscribed before me on this the 14th day of May, 2019.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Holly A. Williams	Bank of Tennessee	130 07 0 139.00
3819 Harding Place	301 E. Center Street	
Nashville, TN 37215	Kingsport, TN 37660	