Karen Johnson Davidson County
Batch# 239686 DEEDWARR
06/06/2019 10:52:39 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20190606-0054203

WARRANTY DEED

2019-1427

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, ~~THIS~~ THE 13th day of May, 2019.

(Affix Seal) Notary Public

My Commission Expires: 6.30.2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard Appert 5924 Woodland Hills Drive Nashville, TN 37211	NEW OWNER	172.02-0-074.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Michael F. Keipp and Rebecca S. Keipp,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Richard Appert**, 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:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 61 on the Plan of Myrtlewood Estates, Section IV of record in Book 6200, Page 214, said Register's Office.

Said Lot No. 61 fronts 114.44 feet on the northwesterly side of Woodland Hills Drive and runs back 227.48 feet on the southwesterly line and 238.60 feet on the northeasterly line in the rear which measures 75.75 feet thereon.

Being the same property conveyed to Michael F. Keipp and Rebecca S. Keipp by Warranty Deed from William L. Clowser and Natalie J. Clowser, dated August 19, 2002 and recorded September 3, 2002 as Instrument No. 20020903-0105867, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 5924 Woodland Hills Drive, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 13th day of May, 2019

Michael F. Keipp

Rebecca S. Keipp

State of Tennessee
County of Williamson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Michael F. Keipp and Rebecca S. Keipp, the bargainor(s), 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 13th day of May, 2019.

Notary Public
My Commission Expires: Dec 30 2019

April G. Nichols
State of Tennessee
Notary Public
Williamson County