WARRANTY DEED

Karen Johnson Davidson County
Batch# 243337 DEEDWARR
06/14/2019 09:13:34 AM 2 pgs
Fees: $13.00 Taxes: $981.61

20190614-0057230

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,300.00.** KAN

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul Edoho-Eket	New Owner	**Map 072-12-0 Parcel 234.00**
2001 Tammany Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kenneth Keierleber, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Edoho-Eket , unmarried

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:

Being the South 28 feet of Lots No. 123, 124, 125, and 126 and East 200 feet of Litton Avenue as closed by instrument of record in Book 1373, Page 147, said Register's Office for Davidson County, Tennessee, on the Plan of Riverside Drive Subdivision of record in Book 974, Page 60 and 61, said Register's Office.

Said properties adjoin and front together 68 feet on the easterly side of a 45 foot street dedicated to the public by instrument of record in Book 1255, page 574, said Register's Office now known as Litton Place and runs back between parallel lines along the North line of Lot No. 101 which is the South line of Litton Avenue, now closed, as aforesaid, 200 feet to a dead line.

Being the same property conveyed to Kenneth Keierleber, a single man, by Deed dated May 21, 2015 from Roni M. Gurley n/k/a Roni Gurley Lang, a married woman, of record in Instrument No. 20150529-0049468, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 974, Pages 60 and 61, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Sanitary Sewers and/or Storm Drainage Easement, Book 4071, Page 55, said Register's Office. 3) Restrictive Covenants contained in instrument of record in Book 1165, Page 74, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **2001 Tammany Drive, Nashville, TN 37216**

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 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/our hand(s) this **12th** day of **June, 2019.**

Kenneth Keierleber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kenneth Keierleber,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **June, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21