PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 245110 DEEDWARR
06/18/2019 12:52:40 PM 2 pgs
Fees: $13.00 Taxes: $2,586.30
20190618-0058694

W & I Ref: (DM) Title No.: 60498
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brian Keyser Karen Keyser 194 37th Avenue North Nashville, TN 37209	New owners

TAX MAP PARCEL NUMBERS: 10401043500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$699,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jon M. Poston and Kimberly C. Poston, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Keyser and Karen Keyser, husband and wife,** 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 Lot No. 33 on the south 16 feet of Lot No. 34 on the Map of Westdale, as of record in Book 547, page 50, Register's Office for said County.

Said Lot No. 33 and the south part of Lot 34 front together 66 feet on the easterly side of 37th Avenue North, formerly Pilcher Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jon M. Poston and Kimberly C. Poston, husband and wife, by Warranty Deed from KDS Investments, General Partnership, a Tennessee general partnership, dated July 24, 2014 and recorded on July 28, 2014, of record in Inst. No. 20140728-0067036, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 50, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 20170317-0026481, said Register's Office; Sewer Easement to the City of Nashville, of record in Book 2034, page 620, said Register's Office.

This is improved property, known as 194 37th Avenue North, Nashville, TN 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 21st day of June, 2019.

Jon M. Poston

Kimberly C. Poston

State of Tennessee

County of Davidson

On this 21st day of June, 2019, before me the undersigned authority, personally appeared Jon M. Poston and Kimberly C. Poston, 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

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $699,000.00.

Affiant

Sworn and subscribed before me this 21st day of June, 2019.

Notary

My Commission Expires: 4/21/2020

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY