WARRANTY DEED

Karen Johnson Davidson County
Batch# 251859 DEEDWARR
07/02/2019 12:11:30 PM 2 pgs
Fees: $13.00 Taxes: $902.80
20190702-0064545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/22

(AFFIX SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Katherine Margaret Kohler	Keller Mortgage, LLC dba Keller Mortgage	119 10 0 181.00
(NAME)	(NAME)	
2704 Live Oak Rd.	4725 Lakehurst Court, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Dublin, OH 43016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Michael Norris McKee, married, and Landieth Duane McKee, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katherine Margaret Kohler, a single woman**, 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 Lot No. 42 on the Map of Mashburn Heights, as of record in Book 1835, Page 1, Register's Office for said County.

Said Lot No. 42 is wedge shape and fronts 223.6 feet on the southeasterly side of Live Oak Road as measured around a slight curve and runs back between lines, 135.2 feet on the east line and 122 feet on the south line to a point in the rear which is the corner of Lots Nos. 41 and 42 and 43.

Being the same property conveyed to Norris L. Mckee and wife, Jane W. Mckee by Warranty Deed from Sterling Homes, Inc., a Tennessee Corporation dated September 01, 1950 and recorded September 18, 1950 in Book 1882, Page 101, in said Register's Office for Davidson County, Tennessee. Jane W. McKee died on May 1, 2008, leaving her husband, Norris L. McKee as the surviving tenant by the entirety. Norris L. McKee died on September 18, 2009, leaving his adult sons, Michael Norris McKee and Landieth Duane McKee, as his sole heirs and devisees of his will. The will of Norris L. McKee was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in Docket No. 09P1629.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1905196FC

unimproved ☐

This is improved ☒ property, known as 2704 Live Oak Rd., Nashville, TN 37210

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 hands this 28 day of June, 2019

Michael Norris McKee, heir at law/devisee

Landieth Duane McKee, heir at law/devisee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Norris McKee and Landieth Duane McKee, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2019.

Notary Public

My Commission Expires: 11/8/22

(SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1905196FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)