Karen Johnson Davidson County
Batch# 267142 DEEDWARR
08/05/2019 03:51:04 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190805-0077684

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912246

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

EP
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2019.

Carmen Coats
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly J Loyd 314 Manchester Ave Nashville, TN 37206	SWBC MORTGAGE CORP 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	083 02 0 308.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EMILY KEITH AND RYAN KEITH, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KELLY J LOYD, UNMARRIED WOMAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Brownsville, as of record in Book 21, Page 9, for Davidson County, Tennessee, and a subdivision of part thereof being of record in Book 161, Page 57, Register's Office for Davivdson County, Tennessee, described as follows: BEGINNING on the Easterly margin of Manchester Ave. at a point 50 feet North of the Northwest corner of the property conveyed to Warren W. Billings and wife by deed from Oliver V. Brent, et al. of record in Book 1874, Page 155, said Register's Office; thence with said avenue, Northwardly 49 feet to the Northerly line of said Lot No. 5; thence with said line, Eastwardly 200 feet, more or less, to the Westerly margin of an alley; thence with said alley, Southwardly 49 feet; thence Westwardly 200 feet, more or less, to the beginning.

Being that same property conveyed to Emily Keith and Ryan Keith, wife and husband, by Warranty Deed from Vivian F. Johnson, an unmarried woman, dated 08/28/2015 and recorded in Instrument No. 20150901-0088733, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 314 Manchester Ave, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of July, 2019.

Emily Keith

EMILY KEITH

RYAN KEITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Emily Keith and husband, Ryan Keith, 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 seal, this the 31st day of July, 2019.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22