THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822009** Karen Johnson Davidson County Batch# 275660 DEEDWARR 08/23/2019 09:35:51 AM 2 pgs Fees: $13.00 Taxes: $647.50 20190823-0084908	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Our Three Suns, LLC. 6660 Burkitt Road Antioch, TN 37013	New Owner	Tax Parcel ID No. 071 05 0 203.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert W. Keese, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Our Three Suns, LLC., a Florida limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot Number 84, on the plan of Brooklyn Heights, as of record in Plat Book 332, page 140, Register's Office for Davidson County, Tennessee.

Said Lot Number 84 fronts 40 feet on the Northerly side of Glade Avenue and runs back between parallel lines, 140 feet to a line at the rear on which it measures about 120 feet.

Being the same property conveyed to Robert W. Keese, unmarried, by Quitclaim Deed from Margaret James Moore (AKA Margaret Moore Keese) and Robert W. Keese, per final decree of record in Docket No. 18D401 in the Chancery Court of Davidson County, of record in Instrument No. 20190128-0008066, in the Register's Office of Davidson County, Tennessee, dated January 16, 2019 and recorded on January 28, 2019.

Being the same property conveyed to Margaret Moore Keese, and Robert W. Keese, an unmarried individual, by Warranty Deed from Joseph D. Claybon, an unmarried individual, of record in Instrument No. 20130814-0085504, in the Register's Office of Davidson County, Tennessee, dated August 12, 2013 and recorded on August 14, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brooklyn Heights, as recorded in Plat Book 332, Page(s) 140.

This is improved property located at 1814 Glade Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2019.

Robert W. Keese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert W. Keese, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2019.

Notary Public

My Commission Expires: _____

