WARRANTY DEED

Karen Johnson Davidson County
Batch# 281787 DEEDWARR
09/06/2019 09:43:17 AM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20190906-0090087

JM-VRES-19-01500

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-07-19
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Edwards	Keller Mortgage, LLC	
(NAME)	(NAME)	
1500 Electric Avenue	4725 Lakehurst Crt, ste 400	**094-01-0-461.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dublin, OH 43016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN PATRICK PACEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN EDWARDS, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, corrected in Book 2031, Page 191, and amended in Book 2040, Page 403, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven P. Pacey and Amber Pacey, husband and wife as joint tenants by Quitclaim Deed from Steven P. Pacey, a married man of record in Instrument No. 20140627-0056591 Register's Office for Davidson County, Tennessee, dated June 17, 2014 and recorded on June 27, 2014.

Being the same property conveyed to Steven Patrick Pacey by Quitclaim Deed from Amber Lee Pacey of record in Instrument No. 20170424-0040016 Register's Office for Davidson County, Tennessee, dated April 24, 2017 and recorded on April 24, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1835, Page 48, corrected in Book 2031, Page 191, and amended in Book 2040, Page 403, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1500 Electric Avenue, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4 DAY OF SEPTEMBER, 2019.

Steven Patrick Pacey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN PATRICK PACEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212