This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 282271 **DEEDWARR**
09/06/2019 03:52:51 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20190906-0090362

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $640,000.00.

Affiant

Subscribed and sworn before me this the 30th day of August, 2019.

Notary Public
My commission expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:
Kyle Zamora
1104 B North 8th Street
Nashville, TN 37207

Send Tax Bill to:
Quicken Loans
635 Woodward Ave
Detroit MI 48226

Tax Information:
~~082 04 0 430.00~~

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VERNON T. KEESEE, JR., an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KYLE ZAMORA AND RENAY ZAMORA, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 297 on the plan of Oakwood Park, of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

INCLUDED in the above description, but EXCLUDED from this conveyance is property conveyed to The Metropolitan Government of Davidson County by Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20180509-0044409, said Register's Office, described as follows:

Being a strip of land 3 feet in width, parallel and adjacent to the existing right-of-way of N. 8th Street, and along the entire frontage of said property, approximately 31 feet in length.

Being a portion of the same property conveyed to Vernon T. Keesee, Jr., an unmarried man, by deed from Vernon T. Keesee, Jr., an unmarried man, dated 03/28/2018, of record in Instrument No. 20180402-0030315, said Register's Office.

Also being a portion of the same property conveyed to Vernon T. Keesee, Jr., an unmarried man, by deed from Adell Booker, an unmarried woman, dated 12/01/2016, of record in Instrument No. 20161202-0126988, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1104 B North 8th Street, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

VTK

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-V-19-1104B

Witness my hand this the 30th day of August, 2019.

Vernon T. Keesee, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Vernon T. Keesee,** Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2019.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY