Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 282636 DEEDWARR
09/09/2019 10:58:01 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190909-0090763

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$305,000.00.**

Affiant

Subscribed and sworn to me on 08/30/19.

NOTARY PUBLIC
My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rush O'Keefe and Julia O'Keefe 3366 Hillsboro Pike Nashville, TN 37215	Rush O'Keefe and Julia O'Keefe 526 Williamsburg Lane Memphis, TN 38117	117-07-0H-006.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chad Angus, unmarried,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Rush O'Keefe and Julia O'Keefe, Husband and Wife,** hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 6, Unit B, RODERICK SQUARE, A certain unit located in Davidson County, Tennessee, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Book 6867 and Page 385, in the Register's office for Davidson County, Tennessee, together with a percentage interest in the common elements as set forth in said Declaration, and with said Unit being depicted on plat of record in Plat Book 6250, Page 928, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Natalie Ann Pitts, unmarried, by Warranty Deed from Marcella V. Smith, widow, of record in Book 10232, Page 112, in the Register's Office of Davidson County, Tennessee, dated October 17, 1996 and recorded on October 21, 1996.

Being part of the same property conveyed to Bobby L. Pitts and with, Florence H. Pitts, by Quit Claim Deed from Natalie Ann Pitts, unmarried, of record at Instrument No. 20020429-0052021, in the Register's Office of Davidson, County, Tennessee, dated April 19, 2002 and recorded on April 29, 2002.

Being the same property conveyed to Chad Angus, unmarried, by Warranty Deed from Bobby L. Pitts and wife, Florence H. Pitts, of record at Instrument No. 20181019-0103843, in the Register's Office of Davidson County, Tennessee, dated October 17, 2018 and recorded on October 19, 2018.

This is improved property known as **3366 Hillsboro Pike, Nashville, Tennessee 37215.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEE, his/her successors 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 hand this August 29, 2019.

Chad Angus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 29, 2019, before me personally appeared Chad Angus, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 29, 2019.

NOTARY PUBLIC

My Commission Expires: 1/29/23

