This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5289

Karen Johnson Davidson County
Batch# 293291 DEEDWARR
09/30/2019 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20190930-0099550

STATE OF TENNESSEE
COUNTY OF Davidson

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2019

Notary Public
My Commission Expires: May 9, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine Keith and Jonathan Keith 416 Lynn Drive Nashville, TN 37211	New owner	132-16-0-110.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Steve Douglas McCormick, Jr. and Rachel McLeod McCormick, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine Keith and Jonathan Keith, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 835 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, 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 Steve Douglas McCormick, Jr. and Rachel McLeod McCormick, husband and wife by Warranty deed from Jack L. Rivers and Nancy M. Rivers of record in Instrument No. 20130703-0069302 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013.

This is ☒ improved or ☐ unimproved property located at: **416 Lynn Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 20th day of September, 2019.

GRANTOR:

Steve Douglas McCormick, Jr.

Rachel McLeod McCormick

STATE OF South Carolina
COUNTY OF Chesterfield

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve Douglas McCormick, Jr. and Rachel McLeod McCormick, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2019.

See Attached Acknowledgment PID

Notary Public
My Commission expires: 3/9/2022

201909300099550

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of South Carolina
County of Chesterfield } ss.

On this the 20th day of September, 2019, before me,
Patty S Hayes, the undersigned Notary Public,
personally appeared Doug McCormick Rachel McLeod-McCormick

☑ personally known to me – **OR** –
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

PATTY S HAYES NOTARY PUBLIC SOUTH CAROLINA

Patty S Hays
Signature of Notary Public

Patty S Hayes
Commission Expires: 3/9/2022
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 9-20-19 Number of Pages: 2
Signer(s) Other Than Named Above:

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Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)