WARRANTY DEED

Karen Johnson Davidson County
Batch# 310244 DEEDWARR
11/04/2019 01:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20191104-0113469

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Philip Earl Autry	Keller Mortgage, LLC dba Keller Mortgage	108 04 0A 074.00
(NAME)	(NAME)	
209 Fitzpatrick Place	4725 Lakehurst Court, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dublin, OH 43016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sheila D. Keeton, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Philip Earl Autry, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Villages of Larchwood, Phase II Section 2 of record in Plat Book 9700, Page 530 and revised in Plat Book 9700, Page 627, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sheila D. Keeton, married by Warranty Deed from Jack Williams Construction Co., Inc. dated July 15, 1999 and recorded July 20, 1999 in Book 11579, Page 891, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 209 Fitzpatrick Place, Nashville, TN 37214

File Number: FRN-1910296FC

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. 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 our hands this 29 day of Oct, 2019

Sheila D. Keeton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sheila D. Keeton, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: FRN-1910296FC