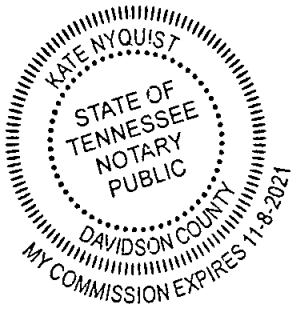
Karen Johnson Davidson County
Batch# 317010 DEEDWARR
11/18/2019 02:00:09 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20191118-0118743



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2019.

Notary Public

My commission expires: 11/8/21

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

T.L. #: B-BWR-A-1933

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Erin Fortney and Alexandra Fortney	new owner	**072-12-0-301.00**
1933 Berkshire Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten 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,

Reginald McKeever

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Erin M. Fortney and spouse, Alexandra T. Fortney

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 66 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, 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 James H. White and wife, Tonita V. White by Warranty deed from Angela R. White, a single person of record in Instrument No. 20060316-0030725 Register's Office for Davidson County, Tennessee, dated March 03, 2006 and recorded on March 16, 2006. (Value of consideration shown in aforementioned deed $144,000.00.)

BEING the same property conveyed to Reginald McKeever by Warranty deed from James H. White and wife, Tonita White of record in Instrument No. 20190411-0033181, Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 11, 2019.

This is improved property known as **1933 Berkshire Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes being paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of November, 2019.

Reginald McKeever

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Reginald McKeever, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of November, 2019.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 19-000363-526