Karen Johnson Davidson County
Batch# 327482 DEEDWARR
12/10/2019 12:59:30 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20191210-0127325

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2019-261

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Quin Evans Segall (Affiant)

Sworn to and subscribed before me this 10th day of December, 2019.

Dee Ray Notary Public

My commission expires: 5/2/22

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAR 02

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Nicholas Keck (NAME)	**NEW OWNER** (NAME)	**067-00-0-101.00**
5167 Old Hydes Ferry Pike (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jo Helen White, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Keck, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING a tract of land in the 13th Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Donald R. Carver, Surveyor, on April 14, 1973, as follows, to-wit:

BEGINNING at a point 131 feet north of the center of Sulpher Creek, thence with a survey line (the property line is the center of said Sulpher Creek) north 88° 00' west 200 feet to a point which is 139 feet northerly from the center of said Sulpher Creek; thence north 19° 35' west 641.93 feet to a point south 19° 35' east 20 feet from the centerline of Old Ashland City Highway; thence along the southerly margin of the said Old Ashland City Highway north 77° 55' east 150 feet to a point; thence south 20° 34' east 73' feet to a point; thence south 26° 09' east 124.9 feet to a point; thence south 54° 30' east 24.7 feet to a point; thence south 25° 48' east 85.4 feet to a point; thence south 7° 45' east 57 feet to a point; thence south 18° 14' east 304.50 feet to a point; thence south 6° 51' west 41 feet to the POINT OF BEGINNING, and containing 3.1 acres, more or less.

BEING all the same property conveyed to Walter T. White, Jr., and wife, Jo Helen White, by Deed from Erline Spencer White, of record in Book 4726, Page 341, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, Walter T. White, Jr., have died November 3, 2009 and title having vested in Jo Helen White, A/K/A Jo M. White, as surviving tenant by the entirety.

THIS instrument is being executed in behalf of JO HELEN WHITE pursuant to a Power of Attorney executed by same on the 29th day of September, 2009, and being filed for record in Instrument No. 20191108-0115730, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

SUBJECT property also known as: 5167 Old Hydes Ferry Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2019.

Jo Helen White

By: Jo Helen White by Lana Lee White attn-in-fact (SEAL)
Lana Lee White, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2019, before me personally appeared **LANA LEE WHITE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **JO HELEN WHITE**, and acknowledged that she executed the same as the free act and deed of the said **JO HELEN WHITE**.

Witness my hand and official seal at office, this 10th day of December, 2019.

Susan B. Evans
Notary Signature
My commission expires: 11-6-2023

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, the undersigned, 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 the law.

Susan B. Evans
Susan B. Evans

State of Tennessee)
County of Davdsion)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Personally appeared before me, the undersigned, a Notary Public for this county and state, Susan B. Evans who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Dee Ray
Notary Public