Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-2035TN

Karen Johnson Davidson County
Batch# 336524 DEEDWARR
12/30/2019 03:58:30 PM 2 pgs
Fees: $13.00 Taxes: $916.49
20191230-0134617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,700.00.

Angela Karson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of December, 2019.

Chasity Petty
Notary Public

Commission Expiration: 9-20-2021

CHASITY PETTY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires SEPT. 20, 2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brandi L. Hardin and Kyle W. Hardin 224 Hadleys Bend Blvd. Old Hickory, TN 37138	SAME AS NEW OWNER.	063 08 0 109.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Edward Keel, a single man** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandi L. Hardin and Kyle W. Hardin, Wife and Husband** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 224 Hadleys Bend Blvd. Old Hickory, TN 37138, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 7, Block "P" on the plan of Hadley's Bend City of record in Plat Book 421, Page 120, 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 part of the same property conveyed to Edward Keel, by deed from Faleshia Harris dated 05/23/2016 filed and recorded 05/27/2016 of record as Instrument No. 20160527-0053549, said Register's Office.

Tax Map and Parcel ID is as follows 063 08 0 109.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 224 Hadleys Bend Blvd., Old Hickory, TN 37138

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 my hand this 27th day of December, 2019.

Edward Keel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

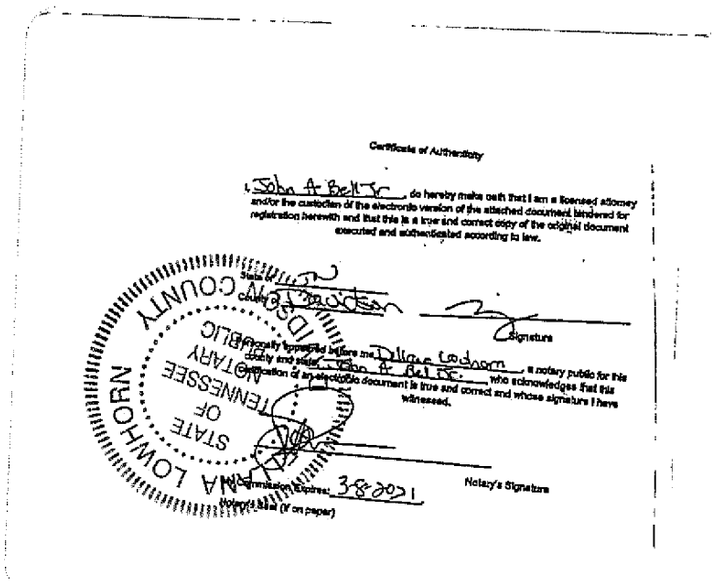
On this 27th day of December, 2019, before me personally appeared **Edward Keel**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of December, 2019.

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 26, 2021

Commission Expiration: 9/26/2021



Certificate of Authenticity

I, John A. Bell IV, 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

Sworn to (or affirmed) and subscribed before me this 27th day of December, 2019, by John A. Bell IV, who acknowledges that this document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary Public (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ANNA LOWHORN

LTE File No.: 19-2035TN