Name and Address of New Owner:
Amanda Dean, Trustee of The 128 Anthony Street Trust
P O Box 160071
Nashville, TN 37216

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 347859 DEEDWARR
01/23/2020 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20200123-0008631

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 054-13-0-009.00

WARRANTY DEED

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, **Stephen Key and Carol Key, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amanda Dean, Trustee of The 128 Anthony Street Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 15, Plan of life & Casualty Insurance Company's Subdivision of Dabbs & Elliott Property, known as Dupontonia, as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, and more fully described as follows:

Beginning at a point at the corner of Lot Nos. 14, 15, 8 and 9; thence with the line between Lot Nos. 14 and 15 Southeasterly 250 feet to a point; thence Southwesterly 60 feet to a point; thence Northwesterly parallel to the line between Lot Nos. 14 and 15, 250 feet to a point in the line between Lot Nos. 8 and 15; thence with the line between said lots Northeasterly 60 feet to the beginning.

Tract II:

Land in Davidson County, Tennessee, being a part of Lot 15 on the Plan of the Life and Casualty Insurance Company's Subdivision, of the Dabbs and Elliott property , known as Dupontonia, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin, located 10 feet in a Southerly direction from the common Northwest corner of Lot No. 15 and the corner of that lot conveyed to R. E. Maxwell, et ux, as recorded in Book 1511, page 385, and extending in a Northerly direction for a distance of 10 feet parallel to Anthony Avenue to a point; thence in a Southeasterly direction for a distance of 250 feet to a point; thence extending for a distance of 10 feet in a Southerly direction to a point; thence extending in a Northwesterly direction for a distance of 250 feet to the iron pin, being the point of beginning.

Being the same property conveyed to Stephen Key and wife, Carol Key, by Warranty deed from Charles E. Gann and wife, Bobbie Jean Gann, of record in Instrument No. 20000203-0011560, Register's Office for Davidson County, Tennessee, dated November 08, 1999 and recorded on February 03, 2000.

Being improved property also known as 128 Anthony Street, Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 23rd day of January, 2020.

Stephen Key (SEAL)
Stephen Key

Carol Key (SEAL)
Carol Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Key and Carol Key, 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 this 23rd day of January, 2020.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of January, 2020.

Notary Public
My commission expires: 11/5/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. 2019-504

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON