Karen Johnson Davidson County
Batch# 352979 DEEDWARR
02/04/2020 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20200204-0012839

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $199,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2020.

Notary Public

My commission expires: 9-18-23

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
11973 Southern Blvd
Royal Palm Beach, FL 33411

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Arthur O'Keeffe	**Reliant Bank**	**02200023800**
2825 Claylick Road	**1736 Carothers Parkway**	
Whites Creek, TN 37189	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

Adina Daniel, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Arthur O'Keeffe, ~~unmarred~~ unmarried man and Emily O'Keeffee, unmarried

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:

Land in Davidson County, Tennessee, described as follows, to wit:

Beginning at an iron rod (new) at the Northwest most corner of the herein described parcel, said point being on the Southerly margin of Claylick Road, and 25 feet from the centerline of Claylick Road, said point also being located North 83 degrees 05 minutes 53 seconds East, 350.69 feet, form a fence corner post, said fence corner post, being the Northwest most corner of a parcel belonging to Marvin and Judy Moon, as evidenced in Book 5094, Page 800, Register's Office for Davidson County, Tennessee, said fence corner post, also being the Northeast most corner of a parcel belonging to Johnnie & Lela Johnson, as evidenced in Instrument Number 20010409-0034305, Register's Office for Davidson County, Tennessee, thence; along the margin of Claylick Road, parallel to and 25 feet from the centerline of said road, North 83 degrees 05 minutes 53 seconds East, 33.00 feet, to an iron rod (old), thence; continuing along said margin, around a curve to the left, said curve having a radius of 639.67 feet, and an arc length of 176.86 feet, North 76 degrees 11 minutes 33 seconds East, 176.29 feet, to an iron rod (old); thence leaving said margin, North 87 degrees 37 minutes 52 seconds East 79.00 feet, to an iron rod (new), said point being the Northeast most corner of the herein described parcel, said point also being located South 87 degrees 37 minutes 52 seconds West, 171.61 feet, from an iron rod (old), said iron rod (old) being the Northeast most corner of the aforementioned parcel belonging to Marvin & Judy Moon, and the Northwest most corner of a parcel belonging to Ronald Waller, as evidenced in Book 11530, Page 973, Register's Office of Davidson County, Tennessee, thence; along a new line, South 2 degrees 15 minutes 00 seconds East, 641.63 feet, to an iron rod (new), thence; along a new line, South 89 degrees 57 minutes 16 seconds West, 363.81 feet, to an iron rod (new), thence; along a new line North 2 degrees 15 minutes 00 seconds West 485 feet, to an iron rod (new), thence; along a new line, North 43 degrees 07 minutes 23 seconds East 59.27 feet, to an iron rod (new), thence, along a new line, North 29 degrees 31 minutes 11 seconds East, 69.80 feet, to the Point of Beginning, containing 218,218.69 square feet and/or 5.010 acres more or less.

Being the same property conveyed to Adina Dlugose, an unmarried person, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated December 18, 2012, of record in Instrument No. 20130108-0002139, Register's Office for Davidson County, Tennessee. Oath is hereby made that Adina Dlugose has since married and is now known as Adina Daniel. Subject property has never been primary residence for grantor and/or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished. imposed by law and not shown by the public records.

Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2825 Claylick Road, Whites Creek, TN 37189.

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 in 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.

Adina Daniel _____ Date: 1/30/20
Adina Daniel

_____ Date: _____

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Adina Daniel, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2020.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER

D. Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

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)