Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 366517 DEEDWARR
03/04/2020 10:32:06 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20200304-0023813

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

M. Spatignaro
Affiant

Subscribed and sworn to before me this 2nd day of March, 2020.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

2020-50

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| William Herbert McKeand, Jr. & Elizabeth G. McKeand | New Owner | |
| 704 Kendall Drive | | 103-06-0-199.00 |
| Nashville, TN, 37209 | | |

## 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

**Robert T. Tabor and Neely Catignani Tabor, husband and wife,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**William Herbert McKeand Jr. and Elizabeth G. McKeand, husband and wife,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, 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 Robert T. Tabor and Neely Catignani Tabor, husband and wife by Warranty deed from Haley Stewart, unmarried of record in Instrument No. 20141211-0113534 Register's Office for Davidson County, Tennessee, dated December 10, 2014 and recorded on December 11, 2014.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **704 Kendall Drive, Nashville, TN 37209.**

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 our hands this 2nd day of March, 2020.

Robert T. Tabor

Neely Catignani Tabor

**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 Robert T. Tabor and Neely Catignani Tabor, 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 and official seal at Nashville, Tennessee, this 2nd day of March, 2020.

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY