Karen Johnson Davidson County
Batch# 377864 DEEDWARR
03/26/2020 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,082.25
20200326-0033047

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record ~~& Return To:~~
First Title & Escrow Co., Inc.
FTEC File No. 35322-02-2020

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $292,500.00.

Affiant

Subscribed and sworn to before me this 25th day of March, 2020.

Notary Public

My Commission Expires:

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Adam Joseph Keafer Erin Hardesty Keafer 425 Menees Lane Madison, TN 37115	New owner	Map and Parcel No.: 063 00 0 085 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marie Estes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Joseph Keafer and Erin Hardesty Keafer, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 425 Menees Lane, Madison, TN 37115.

Anna Marie Estes and Marie Estes are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of March, 2020.

Marie Estes, by Morris Reid Estes, Jr., attorney-in-fact

Marie Estes, by Morris Reid Estes, Jr., her
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morris Reid Estes, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Marie Estes, and he is authorized by Marie Estes to execute this instrument on her behalf.

Witness my hand, at office, this 25th day of March, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

A tract of land in the 11th, formerly the 19th District of Davidson County, Tennessee, being known as part of Lot No. 4 of the Hillin Farm Subdivision, not of record, which said subdivision is a subdivision of parts of Lots Nos. 1 and 2 on the Map of the Plan of the Gibson Harris Land, of record in Plan Book 1, page 34, of the Chancery Court at Nashville, and described according to a copy of a survey by Hal R. Swann, Jr., Surveyor, March 17, 1952, as follows:

Beginning at a point in the south margin of Menees Road, at an iron pin which is 403.5 feet westerly from the common corner of Lots 3 and 4 on said Hillin Farm Plan; thence with the margin of said Menees Road north 80 degrees west 157.5 feet to an iron pin at the northeast corner of the Menees Farm; thence with Menees's east lines 31-1/4 degrees west, 902.5 feet, more or less, to an iron pin; thence easterly 158.5 feet to an iron pin; thence north 1 degree 45' east 892.5 feet to the beginning.

Being the same property conveyed to Morris R. Estes and wife, Marie Estes by deed dated March 31, 1955 from E. E. Marlin and wife, Florence Claudia Marlin of record in Book 2437, page 179, Register's Office for Davidson County, Tennessee. Morris R. Estes having since died on February 26, 2019 leaving Marie Estes as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 063 00 0 085 00.
2. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
3. All matters appearing on the Plan of record as Plan Book 1, page 34, Chancery Court at Nashville, Tennessee.

True Copy Certification

I, Emily Prophet, 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 Tennessee

County of Rutherford

Personally appeared before me Jennifer Harris, a notary public for this county and state, Emily Prophet 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: 9.20.20

Notary' Seal (if on paper)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford