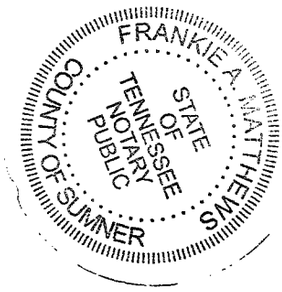
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jake Smith	New Owner	051070011.00
(NAME) 415 Donal Ter.	(NAME)	
(ADDRESS) White House, TN 37188	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jack L. Keller Jr. and Lisa Kay Keller, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jake Smith, Clint Welch, and Cole Welch, 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, being Lot No. 10, as shown on the map entitled Pleasant Acres, Section V, of record in Plat Book 2331, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack L. Keller, Jr. and wife, Lisa Kay Keller from Wanda Depriest Smith, unmarried, Vickie Depriest Tallman and spouse, Jerry Kenneth Tallman, Pamela Depriest Chaffin, and spouse, Robert Curtis Chaffin by Deed dated August 12, 2013, and as of record in Instrument No. 20130813-0084608, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 2331, Page 56, Register's Office, Davidson County, Tennessee.

Subject to any all plats, easements, restrictions and other matters of record.

unimproved ☐

This is improved ☑ property, known as 807 Fairoaks Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 388745 DEEDWARR
04/21/2020 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20200421-0041402

202004210041402

Witness our hands this 17th day of April, 2020.

Jack L. Keller Jr.

Lisa Kay Keller

STATE OF TENNESSEE

COUNTY OF Robertson

On this 17th day of April, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jack L. Keller Jr. and Lisa Kay Keller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

202004210041402

True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON