WARRANTY DEED

Karen Johnson Davidson County
Batch# 398230 DEEDWARR
05/11/2020 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,458.39
20200511-0048640

STATE OF TENNESSEE
COUNTY OF Davidson

ADAM G. LAFFOON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $934,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-5-20

(AFFIX SEAL)

File No.: AGL-20-103

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Keogh and Jill E. Keogh	New owner	104-13-0F-103.00
(NAME)	(NAME)	
103 Brighton Close		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **HAROLD B. WETHERBEE AND WIFE, JUDY C. WETHERBEE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN R. KEOGH AND JILL E. KEOGH, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit in Davidson County, Tennessee, being Unit 103, Phase 1-A, on the plan of Brighton Close, Phase 1A, 1B, 1D, and Phase II, a Planned Unit Development, of record in Book 6900, Page 716, Register's Office for Davidson County, Tennessee, as amended as shown on Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7522, Page 108, as amended in Book 7557, Page 621 and as further amended by the plan of record in Book 6900, Page 869, Register's Office for Davidson County, Tennessee, all of which are incorporated herein and made a part hereof by reference, and to which reference is hereby made for a more complete description.

Being the same property conveyed to Harold B. Wetherbee and wife, Judy C. Wetherbee, by Warranty Deed from Carol C. Andrews, unmarried, dated May 5, 2015, recorded May 13, 2015, in Instrument No. 20150513-0043746, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 103 Brighton Close, Nashville, TN 37205
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 1st day of May, 2020.

Harold B. Wetherbee

Harold B. Wetherbee

Judy C. Wetherbee

Judy C. Wetherbee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold B. Wetherbee and Judy C. Wetherbee, the within named bargainor, 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, this the 1st day of May, 2020.

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/5/2020

(SEAL)

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

