Karen Johnson Davidson County
Batch# 478692 DEEDWARR
09/18/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20200918-0107394

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

35716

Foothills Title Services, Inc.
40 Burton Hills Blvd, Suite 200
Nashville, TN 37215
CCT# NAS2020083261

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Bradley Sayles 2418 Branch Street Nashville, TN 37216	Bradley Sayles C/O Quicken Loans Inc., ISAOA 1050 Woodward Avenue Detroit, MI 48226	072-11-0-114.00

WARRANTY DEED

THIS INDENTURE, made this 16th day of September, 2020 between **MARTIN GREGORY KEITH AND WIFE, HEATHER HARTSHORN KEITH**, residents of Davidson County, Tennessee (collectively "Grantor") and **BRADLEY SAYLES, AN UNMARRIED MAN**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

LAND in Davidson County, Tennessee, and being the southerly 65 feet of Lots Nos. 156, 157, and 158, on the Plan of Waters Place, as shown by plat of same of record in Book 332, Page 136 and 137, in the Register's Office for Davidson County, Tennessee, and being more particularly bounded and described as follows:

SAID part of Lots Nos. 156, 157, and 158 fronts 65 feet on the easterly side of Branch, formerly McKinney Avenue, and runs back 149.5 feet, more or less, on the northerly line and 153.5 feet on the southerly line, with the northerly margin of an alley, to the westerly line of Lot No. 159, measuring 65 feet thereon, including that portion of the vacated alley lying adjacent to the property described herein. Said alley was vacated by resolution of the Council Metropolitan Government of Nashville and Davidson County by Resolution dated January 4, 1983 and filed as Ordinance No. 082-1124.

TOGETHER WITH AND SUBJECT TO that certain Grant of Easement for ingress and egress/carport encroachment, as more particularly described in Book 9402, Page 895, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Heather Hartshorn Keith and husband, Martin Gregory Keith by Warranty Deed dated April 3, 2015, filed of record as Instrument No. 201504070030324 in the Register's Office for Davidson County, Tennessee.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE; THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee; THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

MARTIN GREGORY KEITH

HEATHER HARTSHORN KEITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Martin Gregory Keith and wife, Heather Hartshorn Keith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 16 day of September, 2020.

Notary Public
My Commission Expires: 11/8/22

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 8, 2022

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$465,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 16th day of September, 2020.

Notary Public
My commission expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

