Karen Johnson Davidson County
Batch# 576175 DEEDWARR
02/23/2021 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20210223-0022593

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115134

WARRANTY DEED

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm. Exp. Nov 2, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,990.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2021.

NOTARY PUBLIC

My commission expires: 5-2-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Conley 4417 Gra Mar Drive Nashville, TN, 37216	~~Same address as new owner~~ MOVEMENT MORTGAGE LLC 5024 CALVIN HALL ROAD INDIAN LAND, SC 29707	061-02-0-099.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Nine Thousand Nine Hundred Ninety and 00/100 Dollars ($429,990.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RYAN KEITH AND WIFE, EMILY KEITH**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AARON CONLEY, AN UNMARRIED MAN**, hereinafter called the X AC Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Gra-Mar Acres, as of record in Book 2330, page 8, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 9 fronts 170 feet on the westerly side of Gra-Mar Drive, as measured around a curve, and runs back 340.7 feet on the southerly line and 194.6 feet on the northerly line to a dead line in the rear on which it measures 192 feet.

Being the same property conveyed to Ryan Keith and Emily Keith, husband and wife, from Richard L. Thomas, unmarried, by Warranty Deed dated February 3, 2017 and recorded February 6, 2017 in Instrument #20170206-0012063, said Register's Office.

The address of the herein described property is believed to be 4417 Gra Mar Drive, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of February, 2021.

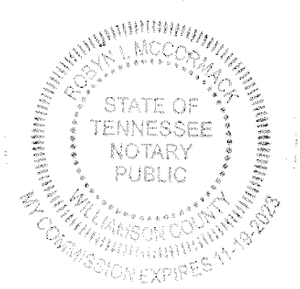
RYAN KEITH

EMILY KEITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ryan Keith and wife, Emily Keith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of February, 2021.



Notary Public

Robyn L McCormack
Printed Notary Name

My commission expires: 11 19 23

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

