WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 449,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2021.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 592253 DEEDWARR
03/15/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20210315-0034110

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew O'Keefe Sarah O'Keefe	New Owners	098 000 219.00
(NAME)	(NAME)	
5333 John Hagar Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **William R. Basham and Susan A. Basham, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew O'Keefe and Sarah O'Keefe, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the William D. Akin property recorded in Instrument Number 20151210-0124468, and being more particularly described as follows:

Beginning at a point in the southern right-of-way of John Hagar Road, said point being the northeast corner of Travis Ware, Instrument #20150129-0008492; said point also being the northwest corner of Basham;

Thence with said right-of-way and with a curve to the right, having a radius of 4891.06 feet, and a length of 317.99 feet, and being subtended by a chord bearing North 82 degrees 16 minutes 39 seconds East a distance of 317.93 feet to the northwest corner of William Akin, Instrument #20050112-0004554;

Thence with the western line of Akin, South 00 degrees 36 minutes 59 seconds West a distance of 738.01 feet to a point;

Thence with a severance line, North 80 degrees 50 minutes 53 seconds West 402.05 feet to a point in the eastern line of a second tract owned by William Akin, Instrument #20181106-0109958;

Thence with eastern line of the second tract of Akin, North 8 degrees 23 minutes 33 seconds East 206.41 feet to the southeast corner of said Travis Ware;

Thence with the eastern line of Ware the following calls:

North 8 degrees 45 minutes 58 seconds East 115.40 feet;
North 5 degrees 29 minutes 19 seconds East 82.97 feet;

Thence North 8 degrees 26 minutes 06 seconds East 232.97 feet to the point of beginning, containing 244,593 Square Feet or 5.62 acres, more or less.

Lot 1 is improved property, containing the improvements formerly known as 5345 John Hagar Road, Mt. Juliet, TN 37122.

Being the same property conveyed to William R. Basham and Susan A. Basham, husband and wife by Deed dated March 25, 2020 from S. Nixon Pressley, Trustee, recorded March 26, 2020, in Instrument Number 20200326-00033086, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse

circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as	5333 John Hagar Road		Mt. Juliet, TN	37122
	(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. successors 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, successors 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 hand this 11 day of March, 2021.

William R. Basham

Susan A. Basham

State of Tennessee

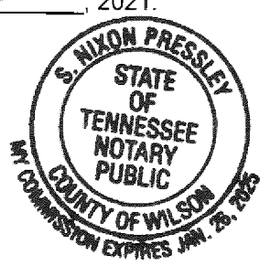
County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared William R. Basham and Susan A. Basham, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand this 11 day of March, 2021.

S. Nixon Pressley

Commission Expires: 01/28/2025



True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23