WARRANTY DEED

Karen Johnson Davidson County
Batch# 607018 DEEDWARR
04/05/2021 03:14:14 PM 2 pgs
Fees: $13.00 Taxes: $1,820.40

20210405-0044347

DM-SB-FSBO-21-1810

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kara Louise Grainger	**Truist Bank**	
(NAME)	(NAME)	
1810 Lakehurst Drive	**901 Semmes Avenue**	**083100279**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Richmond, VA 23224**	
(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 consideration, the receipt of which is hereby acknowledged, **A CHRIS KEENAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARA LOUISE GRAINGER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of a 10.25 acre tract shown on the Map of Richardson Place, as of record in Book 547, Page 135, Register's Office for said County, and described as follows: Beginning at the Southeast intersection of North 19th street and Lakehurst Drive; thence with the margin of North 19th street, Southerly 103 feet to a point; thence Westerly 130 feet to a point; thence Northerly 103 feet to the South margin of Lakehurst Drive; thence with the margin of the same, Easterly 130 feet to the beginning.

Being the same property conveyed to A. Chris Keenan, a single person, by Warranty Deed Elaine A. Mazzini, a single person, of record in Instrument No. 20070605-0067201, in the Register's Office of Davidson County, Tennessee, dated May 31, 2007 and recorded on June 05, 2007.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the PLAT OF RICHARDSON PLACE SUBDIVISION, as recorded in Plat Book 547, Page(s) 135.

- No coverage is provided as to the amount of acreage or square footage of the land.

- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1810 Lakehurst Drive, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 31ST DAY OF MARCH, 2021.

A Chris Keenan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A CHRIS KEENAN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212