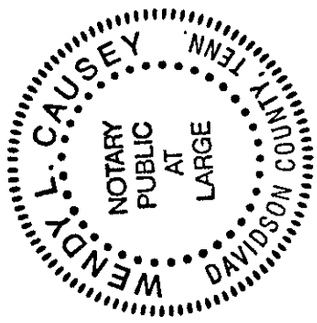
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Clarence Lee Altieri
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2001.

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 07/27/01 14:27 2pgs
Fees:13.00 Taxes:468.05

20010727-0080048

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Lee Altieri Jr.	Columbia National Inc.	Map 64
(NAME) 401 Brannon Hill Court	(NAME) 7142 Columbia Gateway Drive	Group 9
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Columbia Maryland 21046	Parcel 165
(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,

Sean W. Keller and Wife, Kim Keller,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clarence Lee Altieri Jr., An Unmarried Person,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 on the Plan of Southfork, Section One, as of record in Plat Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sean W. Keller unmarried by deed from Jeffrey L. Duncan and wife Gail E. Duncan of record in Deed Book 10593, page 768, Register's Office for said County.

The said Sean W. Keller having since married is joined in this conveyance by his wife Kim Keller.

Storm Water Detention Agreement of record in Book 6566, Page 208, Register's Office for said County.

Charter for Homeowner's Association of record in Book 6790, Page 998, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6596, page 797, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐ **also known as 4316 Brackenwood Drive**

This is improved ☒ property, known as 401 Brannon Hill Court, Old Hickory, TN 37138

(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 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 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 20th day of July, 2001.

Sean W. Keller

Kim Keller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sean W. Keller and Wife, Kim Keller the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/20/2001

My Commission Expire: 5-28-2003

File Number2106263

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.