File No. 280601241

WARRANTY DEED

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/18/08 14:38 3 pgs
Fees:18.00 Taxes:342.25
20080718-0073984

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirsten N. Hassler	Countrywide Bank, FSB	Map 086-06-0A-539.00
(NAME) 539 Chandler Place	(NAME) 2021 N. Gallatin Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Madison, TN 37115	
(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 considerations, the receipt of which is hereby acknowledged, I, **Samuel Ryan Keith, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kirsten N. Hassler**, unmarried, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 539 of Steeplechase Condominiums, as shown by plat of record in Book 6816, Page 483 and as amended in Book 7390, Page 1 and in Instrument No. 20051216-0151253, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Samuel Ryan Keith, unmarried by Warranty Deed dated August 26, 2003, from Charles R. Tucker and wife, Irena G. Tucker of record in Instrument No. 20030911-0133391, Register's Office for said County.

Subject to all matters as set out in the Master Deed of record in Book 6816, Page 483 and as amended in Book 7390, Page 1 and in Instrument No. 20051216-0151253, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6816, Page 534, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 539 Chandler Place, Hermitage, TN 37076
(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 GRANTEE(S), HER 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), HER 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 hands this 18th day of July, 2008.

Samuel Ryan Keith

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Samuel Ryan Keith, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of July, 2008.

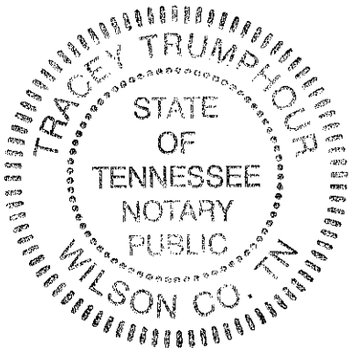
Commission expires: 11-28-09

Notary Public

File Number: 280601241

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



I, Jeanne Burton Gregory, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory 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: 09/18/2011

Notary's Seal

