Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/03/09 14:50 2 pgs
Fees:13.00 Taxes:740.00
20090303-0018866

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2009.

Notary Public

My commission expires: April 17, 2010

My Commission Expires

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Aaron M. Keaton**<br>**Leisel A. Keaton** | new owner | **Map/Parcel 172-12-0-B-360.00CO** |
| **309 Cody Hill Place** | | |
| **Nashville, TN 37211** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Laurence P. Dawson and Carol Dawson, husband and wife**

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

**Aaron M. Keaton and Leisel A. Keaton, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, page 6, as amended in Book 7900, page 739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Laurence P. Dawson, single, by Warranty Deed, from Darwin T. Mullens and wife, Yolanda Y. Mullens, of record in Instrument No. 20020909-0109023, Dated July 13, 2002, Register's Office for Davidson County, Tennessee. Laurence P. Dawson has since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 739, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8069, page 170 and Book 9384, page 290, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 8071, page 520, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to HOA of record in Book 8154, page 304 and Book 9779, page 520, Register's Office for DAVIDSON County, Tennessee.
Agreement with Southern Bell Telephone and Telegraph of record in Book 1113, page 606 and Book 1318, page 441, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7690, page 260 and Book 8377, page 808, Register's Office for DAVIDSON County, Tennessee.
Easement for Water Mains of record in Book 8377, page 769, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 8071, page 531, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 309 Cody Hill Place, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 27th day of February, 2009.

Laurence P. Dawson

Carol Dawson

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Laurence P. Dawson and Carol Dawson , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2009.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **09224-CD**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**