WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110032714 DEEDWARR
Recvd: 06/02/11 10:13 2 pgs
Fees:13.00 Taxes:1694.60
20110602-0042055

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 6.30.14

(AFFIX SEAL)

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin Dirk Maxwell	Same	118-09-D-270.00
(NAME)	(NAME)	
3301 Leeland Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Keystone One, LLC, a Tennessee limited liability company FKA Keystone, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Erin Dirk Maxwell and Gretchen R. Webber, husband and wife,**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 2, on the Final Plat of Resubdivision of Lots 1 & 2, The Plan of Noelton, of record in Instrument No. 20070720-0086824 and corrected in Instrument No. 20080414-0037572, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Keystone, LLC, A Tennessee Limited Liability Company by Deed from Henry C. Stinson and wife, Ann G. Stinson, dated 02/07/2007 and filed for record on 02/09/2007 in Instrument No. 20070209-0016924, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Keystone, LLC by Deed from Gordon F. Sampson, Unmarried, dated 04/10/2008 and filed for record on 04/14/2008 in Instrument No. 20080414-0037573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Instrument No. 20070720-0086824, and by Surveyor's Certificate of Correction of record in Instrument No. 20080414-0037572, said Register's Office.

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 3301 Lealand Lane, Nashville, TN 37204
(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), their heirs and/or 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/or 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 31 day of May, 2011.

Thomas F. Dunham

Keystone One, LLC
By: Tommy Dunham
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Dunham the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Authorized Agent of Keystone One, LLC, and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2011.

Notary Public
My Commission Expires: 9/25/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027