Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110061573 DEEDWARR
Recvd: 10/04/11 09:14 2 pgs
Fees:13.00 Taxes:658.60
20111004-0076719

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

39-B
File #11-1234

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert O. Keenan, and spouse, Vivienne C. Keenan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth S. Richards, unmarried, Robert Stephen Richards and wife, Jane B. Richards**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2041 of Building 200 of Fairsted Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Doc. No. 20021121-0145225 amended in Doc. No. 20030328-0041138, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert O. Keenan and spouse, Vivienne C. Keenan by deed from Ellen E. Smith, unmarried dated January 29, 2008, of record in Instrument #20080201-0010681, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 2041 Stokes Lane, Nashville TN, 37215.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 28th day of September, 2011.

x Robt O. Keenan
Robert O. Keenan

x Vivienne C. Keenan
Vivienne C. Keenan

State of Tennessee )
County of Davidson )

On this 28th day of September, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert O. Keenan and Vivienne C. Keenan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 178,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of September, 2011.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Elizabeth S. Richards
2041 Stokes Lane
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
117-7-M-19CO