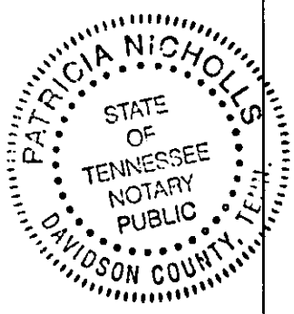
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Laura E. Keeter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Laura E. Keeter	Franklin American Mortgage	Parcel ID:
217 Riverstone Court	501 Corporate Centre Dr.	085140A2100CO
Nashville, TN 37214-2538	Franklin, TN 37067	

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 acknowledged, we

Stephanie L. Oakley and Mary-Dell Oakley, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Laura E. Keeter, an unmarried woman

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 Unit No. 217 on the Plan of Phase One, Riverstone Condominiums, as shown by plat of record in Plat Book 6200, Page 466, amended in Plat Book 6900, Page 317, 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 Stephanie L. Oakley, unmarried, and Mary-Dell Oakley, married, by deed from Shane White, married, of record in Instrument 20070103-0000949, said Register's Office, dated December 21, 2006.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6998, Page 839 amended in Book 7245, Page 211; Book 11016, Page 159; Book 6998, Page 868 amended in Book 7245, Page 250, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 466 amended in Plat Book 6900, Page 317; and (3) Water Main Easement of record in Book 7295, Page 991 and Sanitary Sewer Easement of record in Book 4786, Page 789 and Book 5166, Page 820, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 217 Riverstone Court, Nashville, TN 37214-2538

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 our hands this 31st day of May, 2013.

Stephanie L. Oakley

Mary-Dell Oakley

BILL GARRETT, Davidson County
Trans:T20130046284 DEEDWARR
Recvd: 06/04/13 09:56 2 pgs
Fees:13.00 Taxes:388.50

20130604-0056140

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 Stephanie L. Oakley and Mary-Dell Oakley, with whom I am personally acquainted (or proved to me 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 and official seal at Nashville, Tennessee, this 31st day of May, 2018.

My Commission Expires: 8/23/16

Notary Public

