BILL GARRETT, Davidson County
Trans:T20130079657 DEEDWARR
Recvd: 09/13/13 14:30 2 pgs
Fees:13.00 Taxes:943.50
20130913-0096881

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00

Emily Jones
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/21/17

CAROL T BAKER CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5779 RABB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kevin Rabb	Ameris Bank	141-15-0-D 207.00 CO
8205 Londonberry Road	1800 Parkway Place, Suite 820	
Nashville, TN 37221	Marietta GA	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIMBERLY M. KELLER AND HUSBAND, MICHAEL P. KELLER

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

KEVIN RABB AND WIFE, KANDRA RABB

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is 30067 property known as 8205 Londonberry Road, Nashville, TN 37221

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 our hand on the .

Kimberly M. Keller by: Joanne Middleton, Attorney-in-fact
Kimberly M. Keller
By: Joanne Middleton, Attorney-in-fact

Michael P. Keller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 6th day of September, 2013, before me personally appeared Joanne Middleton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Kimberly M. Keller** and acknowledged that she executed the same as the free act and deed of said **Kimberly M. Keller**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 6th day of September, 2013, before me personally appeared Michael P. Keller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained..

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

file # 13-R5779 RABB

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 207, PHASE III-B, "SHEFFIELD" ON THE HARPETH, as shown on plat of record in Plat Book 7900, Page 443, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Kimberly M. Keller, formerly known as Kimberly A. Middleton to Kimberly M. Keller and husband, Michael P. Keller as recorded on the 9th day of December, 2011 in Instrument No. 20111209-0096418 and Warranty Deed from Thomas R. Keown and wife, Dorothy S. Keown to Kimberly A. Middleton as recorded on the 9th day of June, 2008 in Instrument No. 20080609-0059251, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Kimberly M. Keller and Michael P. Keller pursuant to a power of attorney executed by the same on 08/27/2013, and being filed for in Instrument # 20130913009 6880, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE III-B, "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 7900, Page(s) 443 and Boundary Plat recorded in Plat Book 6900, Page 395, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6925, Page 900, Book 7145, Page 954, Book 8276, Page 238, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 7145, Page 964 and Book 8146, Page 463.

f. Charter of Homeowners Association recorded in Book 6939, Page 983.