THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31640-02-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $905,000.00. Affiant Subscribed and sworn to before me this 2nd day of April, 2014. Notary Public My Commission Expires: 2/4/2015

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Eric H. Keen 6536 Radcliff Drive Nashville, TN 37221	**Send Tax Bills To:** Wells Fargo P.O. Box 11758 Newark, NJ 07101-4758	**Tax Information:** Map and Parcel No.: 157 000 10500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Hilicki and wife, Mary C. Hilicki**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric H. Keen and Macy R. Keen, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6536 Radcliff Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOX 30-3
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

BILL GARRETT, Davidson County
Trans:T20140023383 DEEDWARR
Recvd: 04/07/14 13:58 3 pgs
Fees:18.00 Taxes:3348.50
20140407-0028922

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of April, 2014.

Richard Hilicki
by _____, Attorney-In-Fact
Richard Hilicki
BY: Gerald G. Patterson, Attorney-In-Fact

Mary C. Hilicki
by _____, Attorney-In-Fact
Mary C. Hilicki
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Richard Hilicki and mary C. Hilicki and is authorized by the said Richard Hilicki and mary C. Hilicki to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of April, 2014.

_____
Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUL 8, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section Two, Devonshire Manor, of record in Book 5200, page 242, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Hilicki and wife, Mary C. Hilicki, by deed dated October 26, 2006, from Mark S. Aronauer, an unmarried man, and Jack V. Aronauer, an unmarried man, as tenants in common with right of survivorship, of record in Instrument No. 20061027-0133305, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 157 000 10500.
2. Restrictive covenants contained in an instrument of record in Book 5580, page 507, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 5200, page 242, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7883, page 303, Register's Office for Davidson County, Tennessee.