THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***244,000.00.

Elizabeth Keenan
Affiant

BILL GARRETT, Davidson County
Trans:T20140049508 DEEDWARR
Recvd: 07/11/14 08:51 2 pgs
Fees:13.00 Taxes:902.80
20140711-0061063

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 9th day of July, 2014.

Kimbra Spann
Notary Public

My Commission Expires: 3/4/15

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Michael Keenan 680 Williamsport Court Nashville, Tennessee 37221	SAME	MAP 128-03-0 B PARCEL 021.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Four Thousand and 00/100 Dollars ($***244,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Karen Annette Crowder, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Michael Keenan and Elizabeth Keenan, husband and wife, (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 Lot No. 21 on the Final Plat of Williamsport Subdivision, Section One, a Residential Planned Unit Development, of record in Plat Book 7900, Pages 628 and 629, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Karen Annette Crowder, unmarried, by Warranty Deed dated December 22, 1994, from Barry Construction Co. of record in Book 9556, page 645, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 680 Williamsport Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Final Plat Williamsport Subdivision, Section One, a Residential Planned Unit Development, of record in Book 7900, pages 628 and 629, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 9th day of July, 2014.

Karen Annette Crowder

Karen Annette Crowder

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 Karen Annette Crowder, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2014.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY