THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091870**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $247,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2014. Notary Public My Commission Expires: 11-3-2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Keeler	David Keeler	Tax Parcel ID No.
411 Oman Street	111 Kimberly Road	104020V00200CO
Nashville TN 37203	Davidson, NC 28036-8552	

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, **Christian Noel Anderson and wife, Jeanna McNaughton Anderson, and Allen French Anderson, married man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Keeler** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 411 of the Parthenon Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Parthenon Place Condominiums, of record in Instrument No. 20020919-0114323, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, as Exhibit "C", of record aforesaid, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Parthenon Place Condominiums, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20020919-0114323, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christian Noel Anderson and Allen French Anderson by Warranty Deed from Amy M. Schmitt Wood and husband, James Wood, recorded on the 22nd day of June, 2007 in Instrument No. 20070622-0075020, in the Register's Office of Davidson County, Tennessee.

Jeanna McNaughton Anderson, wife of Christian Noel Anderson joins in this instrument for the purpose of conveying any marital interest that she may have in this property. Allen French Anderson, nor his spouse, never resided in the property being herein conveyed.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015, and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20140078918 DEEDWARR
Recvd: 10/20/14 15:13 2 pgs
Fees:13.00 Taxes:913.90
20141020-0096670

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PARTHENON PLACE CONDOMINIUMS of record in Instrument No. 20020919-0114323; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Deed to Homeowners Association for Open Space recorded at Instrument No. 20041230-0155027.

This is improved property located at 411 Oman Street, Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2014.

Christian Noel Anderson by Josh Anderson, atty in fact
Christian Noel Anderson
By: Josh Anderson, his Attorney in Fact

Allen French Anderson by Josh Anderson, atty in fact
Allen French Anderson
By: Josh Anderson, his Attorney in Fact

Jeanna McNaughton Anderson by Josh Anderson, atty in fact
Jeanna McNaughton Anderson
By: Josh Anderson, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, 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 Christian Noel Anderson and wife, Jeanna McNaughton Anderson and Allen French Anderson, as such he executed said instrument on their behalf.

WITNESS my hand, at office, this 15th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2016