WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2014.

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:
Christopher Keen	NEW OWNER	Parcel ID:
142 Grassland Dr.		147020B00700CO
Gallatin, TN 37066		

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

Caldwell Court Condominium Association, Inc.

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

LAND in Davidson County, Tennessee, being Unit A-107, of Caldwell Court Condominium created under Title 66, Chapter 27, Section 101, et seq, as amended Tennessee Code Annotated as established by Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to the said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Caldwell Court Condominium Association, Inc. by Successor Trustee's Deed from Jon D. Curtis, Successor Trustee, of record in Instrument 20140325-0024373, dated March 24, 2014, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6188, Page 744, amended in Instrument 20070509-0055551, and Instrument 20071001-0120947, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Master Deed of record in Book 6188, Page 744, said Register's Office; (3) Sewer Easement in Book 4895, Page 829, 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 550 Harding Place, Unit A-107, Nashville, TN 37211

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 my hand this 31st day of October, 2014.

Caldwell Court Condominium Association, Inc.

BY: _____
Dana Moore, Board President

BILL GARRETT, Davidson County
Trans:T20140082646 DEEDWARR
Recvd: 11/03/14 11:02 2 pgs
Fees:13.00 Taxes:74.00
20141103-0101151

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dana Moore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Caldwell Court Condominium Association, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2014.

My Commission Expires: 8/23/16

Notary Public

