THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112418** BILL GARRETT, Davidson County Trans:T20140090920 DEEDWARR Recvd: 12/04/14 13:24 2 pgs Fees:13.00 Taxes:925.00 20141204-0111266	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00 Affiant Subscribed and sworn to before me, this 2nd day of December, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Stephen Keane and Amy Keane 133 Carriage Ct Brentwood TN 37027	Send Tax Bills To: ~~New Owner~~ BancorpSouth Bank 2770 W. Jackson St. Bldg C Tupelo, MS 38801-0306	Tax Information: Tax Parcel ID No. 171030B16200CO

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, **Tracie Kim** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen D. Keane and Amy H. Keane, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 22, TOWNHOMES OF FREDERICKSBURG, REVISION ONE, PHASE TWO, SECTION FIVE, "CARRIAGE HOMES OF FREDERICKSBURG", as shown on plat of record in Plat Book 9700, Page 578, as revised at Instrument No. 20000804-0077800, 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 to Tracie Kim by Warranty Deed from Sandra Kay Thompson, unmarried, recorded on the 31st day of July, 2006 in Instrument No. 20060731-0092128, in the Register's Office of Davidson County, Tennessee.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF FREDERICKSBURG, REVISION ONE, PHASE TWO, SECTION FIVE, "CARRIAGE HOMES OF FREDERICKSBURG", as recorded in Plat Book 9700, Page(s) 578, as revised at Instrument No. 20000804-0077800.

This instrument is executed on behalf of Tracie Kim, by Matt Warren pursuant to a Power of Attorney executed by Tracie Kim on 11-24-14, of record in Instrument No. # 20141204-0111265, Register's Office for Davidson County, Tennessee.

This is improved property located at **133 Carriage Ct Brentwood TN 37027**

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 2nd day of December, 2014.

Tracie Kim by Matt Warren

Tracie Kim by Matt Warren, her ~~atty~~ in-fact
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, the within named **Matt Warren** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Tracie Kim**, as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

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

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018