WARRANTY DEED

O-VRES-15-7049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin T. Keil and Sarah E. Keil	New Penn Financial, LLC	
(NAME)	(NAME)	**141-15-A-22.00 CO**
7049 Cotton Blossom Lane	4000 Chemical Road, St. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BARBARA GAIL EASTERLING AND JOSALYN L. CANTRELL, BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN T. KEIL AND SARAH E. KEIL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 74, ROLLING RIVER ESTATES, SECTION I, as shown on plat of record in Plat Book 4860, Page 27, 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 by Warranty Deed from Les Lazarus, married to Barbara Gail Easterling and Josalyn L. Cantrell as recorded on the 25th day of June, 2009 in Instrument No. 20090625-0059194 and corrected by Scrivener's Affidavit as recorded on the 29th day of July, 2009 in Instrument No. 20090729-0071044, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING RIVER ESTATES, SECTION I, as recorded in Plat Book 4860, Page(s) 27, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4788, Page 950, Book 4871, Page 640 and Book 4892, Page 689, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws recorded in Book 4892, Page 679, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7049 Cotton Blossom Lane, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150032000 DEEDWARR
Recvd: 04/28/15 10:00 2 pgs
Fees:13.00 Taxes:902.80
20150428-0037813

Witness my/our hand(s) this the 23rd DAY OF APRIL, 2015.

Barbara Gail Easterling

Barbara Gail Easterling

Josalyn L. Cantrell

Josalyn L. Cantrell

STATE OF Georgia
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA GAIL EASTERLING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2015.

C. Brooke Saunders

Notary Public
My Commission Expires: March 3, 2019
(SEAL)

C. BROOKE SAUNDERS NOTARY PUBLIC EXPIRES GEORGIA March 3, 2019 FORSYTH COUNTY

STATE OF Georgia
COUNTY OF Georgia, Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSALYN L. CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2015.

C. Brooke Saunders

Notary Public
My Commission Expires: March 3, 2019
(SEAL)

C. BROOKE SAUNDERS NOTARY PUBLIC EXPIRES GEORGIA March 3, 2019 FORSYTH COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212