WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084277 DEEDWARR
Recvd: 10/02/15 15:33 2 pgs
Fees:13.00 Taxes:1017.50
20151002-0100738

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$275,000.00.**

Kristen Boyd
Affiant

Subscribed and sworn to before me this 29TH day of SEPTEMBER, 2015.

~~Notary Public~~
My Commission expires: 7-3-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Laura Margaret Keohane	LEGACY HOME LOANS, LLC	105140A00200CO
817 South Douglas Avenue	4025 HILLSBORO RD, SUITE 601	
Nashville, TN 37204	NASHVILLE, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leslie Helene Rouffe, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laura Margaret Keohane**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 817 in Waverly Place II, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040909-0109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan files as Exhibit "C" to said Declaration appearing in Instrument Number 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Leslie Helene Rouffe, a single woman from Craighead Patten Properties, II, a Tennessee general partnership, by Craighead Development, LLC, a Tennessee limited liability company, its managing partner by Warranty Deed on May 16, 2005, of record in Instrument Number 20050519-0056371, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20040909-0109214 and 20040429-0048517, Register's Office for Davidson County, Tennessee.

This is improved property known as: **817 South Douglas Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 29, 2015.

Leslie H. Rouffe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leslie Helene Rouffe,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 29, 2015

My commission expires 8/5/18

Notary Public

