THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095271**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $705,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2015. Notary Public My Commission Expires: 9/10/2018

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Casey Patrick McKeon 205 LONE OAK VILLAGE WAY Nashville TN 37215-3447	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-03-0Q-002.00 CO

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, **Robert M. Collie and Brandon W. Murphy** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Casey Patrick McKeon and Adrianne Anderson McKeon, husband and wife,** ("Grantees"), their 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 Lot 2, LONE OAK VILLAGE, as shown on plat of record in Instrument No. 20041216-0149685, 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 Robert M. Collie, and Brandon W. Murphy by Warranty Deed from Lone Oak Village Partnership, a Tennessee joint venture composed solely of The Radius Group, LLC, a Tennessee limited liability company, and Lone Row, LLC, a Tennessee limited liability company, recorded on the 31st day of January, 2006 in Instrument No. 20060131-0011760, 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 LONE OAK VILLAGE, as recorded in Instrument No. 20041216-0149685.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20050914-0110696.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040928-0116788.

Davidson County DEEDWARR
Recvd: 10/15/15 11:03 3 pgs
Fees:18.00 Taxes:2608.50
20151015-0104854

Landscape Agreement recorded at Instrument No. 20041217-0150289.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4108, Page 713.

This is improved property located at 205 LONE OAK VILLAGE WAY Nashville TN 37215-3447

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 9th day of October, 2015.

Robert M. Collie

Brandon W. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert M. Collie and Brandon W. Murphy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018