THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15115814** BILL GARRETT, Davidson County Trans:T20150101815 DEEDWARR Recvd: 12/02/15 09:18 2 pgs Fees:13.00 Taxes:1550.30 20151202-0121327	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2015. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Phillip Buchanan and Leslie Buchanan 3506 A Wrenwood Dr Nashville TN 37205	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 104-01-0N-001.00-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, **Walter Keith and Nicole Keith, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Leslie S. Buchanan and Phillip J. Buchanan, wife and husband,** ("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 Unit No. 3506A, together with appurtenant interest in the common elements of Wrenwood Place Townhomes, a Horizontal Property Regime with private elements established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130612-0059665, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 24 on the Plan of Wrenwood, of record in Plat Book 1130, page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter Keith and Nicole Keith, husband and wife by Warranty deed from Jeffrey A. Zeitlin, unmarried of record in Instrument No. 20131104-0114407 Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on November 04, 2013.

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.

Taxes for the year 2016 a lien, not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1130, Page 55, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130612-0059665, amended in Instrument No. 20131203-0123095, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of

the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Restrictions of record in Book 1318, Page 611, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Wrenwood Place Townhomes Corporation of record at Instrument No. 20130614-0061151, in the aforesaid Davidson County Register's Office.

Easement to the City of Nashville for Sanitary Sewer of record in Book 1943, Page 467, in the Register's Office for Davidson County, Tennessee.

Easement to the City of Nashville for Electric Lines of record in Book 1133, Page 8, in the Register's Office for Davidson County, Tennessee.

Easement to TVA/USA of record in Book 1136, Page 1, in the Register's Office for Davidson County, Tennessee.

Driveway Easement of record in Book 2958, Page 167, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3506 A Wrenwood Dr Nashville TN 37205

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 30th day of November, 2015.

Walter Keith

Nicole Keith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter Keith and Nicole Keith, 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 30th day of November, 2015.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018