Davidson County DEEDWARR
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Fees:23.00 Taxes:690.05
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#32828

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32828-01-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $186,500.00. Affiant Subscribed and sworn to before me this ___ day of February, 2016. Notary Public My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 1, 2019

WARRANTY DEED

Address New Owner: Robert M. Pickens P.O. Box 92156 Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 06 0 F 003.00CO

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, **Chris T. Keith and wife, Julie M. Keith**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert M. Pickens, a married man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3306 Long Boulevard #A-3, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of February, 2016.

Chris T. Keith

Julie M. Keith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Chris T. Keith and Julie M. Keith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2016.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A-3 on the Plan of Condominium Plat for Longview Apartments of record in Plat Book 6200, Page 101, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Longview Condominium, a horizontal property regime established by Master Deed of record in Book 6290, Page 125, amended in Book 6359, Page 510, Page 6365, Page 587 and Book 10215, Page 26, said Register's Office.

Being the same property conveyed to Chris T. Keith and wife, Julie M. Keith, by deed dated March 16, 2001 from Robert P. Waters and wife, Anne D. Waters of record in Instrument No. 20010316-0025602, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 104 06 0 F 003.00CO.
2. Restrictive covenants contained in an instrument of record in Book 182, page 36, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Longview Condominiums, of record in Book 6290, Page 125, amended in Book 6359, Page 510, Book 6365, Page 587 and Book 10215, Page 26, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Plat Book 6200, page 101, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 6200, page 95, Register's Office for Davidson County, Tennessee.
7. Easement for sewer purposes of record in Book 2270, Page 206, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

