BILL GARRETT, Davidson County
Trans:T20160022034 DEEDWARR
Recvd: 03/17/16 15:03 2 pgs
Fees:13.00 Taxes:987.90
20160317-0025513

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $267,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2016.

Notary Public
My commission expires: _____

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Spencer D. Hill | PINNACLE BANK | 171030B16200CO |
| 133 Carriage Court | 150 3RD AVENUE S, STE 900 | |
| Brentwood, TN 37027 | NASHVILLE, TN 37201 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN D. KEANE AND WIFE, AMY H. KEANE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **SPENCER D. HILL AND ANDREA M. PHILLIPS HILL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 22, TOWNHOMES OF FREDERICKSBURG, REVISION ONE, PHASE TWO SECTION FIVE, "CARRIAGE HOMES OF FREDERICKSBURG", AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 578, AS REVISED AT INSTRUMENT NO. 20000804-0077800, 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 STEPHEN D. KEANE AND AMY H. KEANE, HUSBAND AND WIFE BY WARRANTY DEED DATED DECEMBER 2, 2014, FROM TRACIE KIM OF RECORD IN INSTRUMENT NO 20141204-0111266, DAVIDSON COUNTY REGISTER OF DEEDS,

This property is improved property known as 133 Carriage Court, Brentwood, TN 37027.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said

land to said Grantees, 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.

WITNESS my hand this 15TH DAY OF MARCH, 2016.

Stephen D. Keane

STEPHEN D. KEANE

Amy H. Keane by Stephen D. Keane her atty in fact

AMY H. KEANE, BY STEPHEN D. KEANE, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, STEPHEN D. KEANE, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR AMY H. KEANE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who acknowledged that he is the attorney in fact for AMY H. KEANE, and has authority to so act as her attorney in fact and executed the within instrument on her behalf and the purposes therein contained.

Witness my hand in FRANKLIN, TENNESSEE, this 15TH DAY OF MARCH, 2016.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

