THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16026650** BILL GARRETT, Davidson County Trans:T20160038500 DEEDWARR Recvd: 05/09/16 14:22 2 pgs Fees:13.00 Taxes:3067.30 20160509-0045881	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $829,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2016. Notary Public My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Christopher R. Janowiecki and Leigh B. Taylor 3614 PILCHER AVE Nashville TN 37209-4826	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-01-0-255.00

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, **Michele E. Keith, a single woman and Michele K. Keith, a married woman, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher R. Janowiecki and Leigh B. Taylor, husband and wife,** ("Grantees"), its 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 the Easterly 50.0 feet front and the Westerly 25.0 feet rear of Lot No. 173 and the Easterly 25.0 feet triangular strip off the rear of Lot No. 172 on the Plan of Map of West Grove Addition, of record in Book 421, Page 88, Register's Office for Davidson County, Tennessee.

Beginning at a point in the North margin of Pilcher Avenue, the common corner of Lots Nos. 173 and 174, being the Southwest corner of the property conveyed to Raymond T. Snoddy and wife, by deed from Thurman Sensing, Trustee, of record in Book 1153, Page 614, said Register's Office; thence with Snoddy's Westerly line Northerly 370.0 feet, more or less, to a point in the Southerly margin of the right-of-way of the N.C. and St. L Railroad; thence with said Railroad Westerly 50.0 feet to a point 25.0 feet West of the common corner of Lots Nos. 172 and 173; thence Southerly parallel to Snoddy's Westerly line 357.5 feet, more or less, to the North margin of Pilcher Avenue; thence with the margin of the same Easterly 50.0 feet to the beginning.

Being the same property conveyed by Warranty Deed from Emily M. Garman, a single person to Michele E. Keith, a single woman and Michele K. Keith, a married woman, joint tenants with right of survivorship, as recorded on the 21st day of October, 2014 in Instrument No. 20141021-0096780 and Warranty Deed from Polly Ringo Perkins, married, (fka Polly C. Ringo, unmarried) to Emily M. Garman, a single person, as recorded on the 12th day of May, 2009 in Instrument No. 20090512-0043732, 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 2016 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 WEST GROVE ADDITION, as recorded in Plat Book 421, Page(s) 88.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3614 PILCHER AVE Nashville TN 37209-4826

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 29th day of April, 2016.

Michele E. Keith

Michele K. Keith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michele E. Keith and Michele K. 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 29th day of April, 2016.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018