THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20160053998 DEEDWARR Recvd: 06/24/16 11:05 2 pgs Fees:13.00 Taxes:1702.00 20160624-0064589	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Dickson) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00 Affiant Subscribed and sworn to before me, this 23rd day of June, 2016. Heather Bennett Notary Public My Commission Expires:

HEATHER BENNETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 10-23-2018

WARRANTY DEED

Address New Owner: Jennifer O'Mell and Christopher H. Duben 7901 Indian Springs Dr. Nashville, TN 37221	Send Tax Bills to: Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	Tax Information: Tax Parcel ID No. 128-10-0A-021.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERTA STEIGER KELLER, TRUSTEE OF THE ROBERTA STEIGER KELLER REVOCABLE LIVING TRUST, DATED JUNE 29, 2009,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHRISTOPHER H. DUBEN and JENNIFER DUBEN, 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 No. 40 on the Plan of Pine Forest, Section 1 of record in Plat Book 9700, Pages 712 and 713, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to JACK W. KELLER AND ROBERTA KELLER, HUSBAND AND WIFE, by deed from BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record as Instrument No. 20001114-0112752, dated November 9, 2000, said Register's Office. The said Jack W. Keller having since died on or about April 1, 2005. Then being further conveyed to ROBERTA STEIGER KELLER, TRUSTEE OF THE ROBERTA STEIGER KELLER REVOCABLE LIVING TRUST, DATED JUNE 29, 2009, by Quitclaim Deed from ROBERTA STEIGER KELLER, of record as Instrument No. 20100226-0014665, dated June 29, 2009, said Register's Office.

This is improved property commonly known as: **7901 Indian Springs Dr., Nashville, TN 37221**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 22 day of June, 2016.

ROBERTA STEIGER KELLER REVOCABLE LIVING TRUST

By: Roberta Steiger Keller
ROBERTA STEIGER KELLER, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **ROBERTA STEIGER KELLER, TRUSTEE OF THE ROBERTA STEIGER KELLER REVOCABLE LIVING TRUST, DATED JUNE 29, 2009**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of **ROBERTA STEIGER KELLER REVOCABLE LIVING TRUST, DATED JUNE 29, 2009**, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand, at office, this 22 day of June, 2016.

Notary Public
My commission expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY