THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16067934**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Cristie Meyer Affiant Subscribed and sworn to before me, this 30th day of June, 2016. Robert L Suggs Notary Public My Commission Expires:

ROBERT L. SUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

WARRANTY DEED

Address New Owner: Cristie Meyer 309 Cody Hill PL Nashville, TN 37211-7927	Send Tax Bills To: Churchill Mortgage Corp. 761 Old Hickory Blvd, Ste 400 Brentwood, TN 37027	Tax Information Tax Parcel ID No. 17212OB36000CO

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, **Aaron M. Keaton and Leisel A. Keaton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cristie Meyer, a single woman**, ("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 Lot No. 203 on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, page 6, as amended in Book 7900, page 739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Aaron M. Keaton and Leisel A. Keaton, husband and wife by Warranty Deed from Laurence P. Dawson and Carol Dawson, husband and wife, recorded on the 3rd day of March, 2009 in Instrument No. 20090303-0018866, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 6 and BRADFORD HILLS, SECTION FOURTEEN recorded in Plat Book 7900, Page 739.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8069, Page 170 and Book 9384, Page 290.

Terms and provisions of by-Laws recorded in Book 8071, Page 531.

Charter of Homeowners Association recorded in Book 8071, Page 520.

Easement recorded in Book 1113, Page 606, Book 1318, Page 441, Book 8377, Page 769 and Book 8377, Page 808.

BILL GARRETT, Davidson County
Trans:T20160056549 DEEDWARR
Recvd: 07/01/16 13:55 2 pgs
Fees:13.00 Taxes:925.00
20160701-0067866

Open Space Conveyance to Homeowners Association recorded in Book 8154, Page 304 and Book 9779, Page 672.

Sewer Easement recorded in Book 7690, Page 260.

This is improved property located at 309 Cody Hill PL Nashville, TN 37211-7927

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 June, 2016.

Aaron M. Keaton

Leisel A. Keaton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron M. Keaton and Leisel A. Keaton, 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 June, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017