BILL GARRETT, Davidson County
Trans:T20160059255 DEEDWARR
Recvd: 07/12/16 09:10 2 pgs
Fees:13.00 Taxes:1165.50
20160712-0071075

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 11th day of July, 2016.

Notary Public
My commission expires: 2/24/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kenneth D. Keene 1510 Demonbreun Street #611 Nashville, TN 37203-3184	New Owner	093-09-0A-023.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS KLEM AND NATALIE A. KLEM, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENNETH D. KEENE AND JAMI L. KEENE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 611, together with the appurtenant interest in the common elements of The Rhythm At Music Row, a condominium, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612; Instrument No. 20080410- 0036475; Instrument No. 20080701-0068043; Instrument No. 20081201-0116444; Instrument No. 20090608-0053187; Instrument No. 2009065-0059073; Instrument No. 20110324-0022950 and at Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed, as amended.

Together with Parking Space 127 as set forth in the Eighth Amendment to Master Deed of record in Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Klem by Special Warranty deed from Pinnacle National Bank of record in Instrument No. 20111102-0085369 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on November 02, 2011.

Being also known as 1510 Demonbreun Street #611 Nashville, Tennessee 372033184.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1510 Demonbreun Street #611, Nashville, TN 37203-3184.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors,

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assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 11th day of July, 2016.

Thomas Klem

Natalie A. Klem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Klem and Natalie A. Klem, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2016.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY