WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $678,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 118 Saundersville Road, Suite 140, Hendersonville, TN 37075
file # 16-2062H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ryan Keane		064-03-0B-063.00-CO
1009 Williams Way		
Old Hickory, TN 37138-1960		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES V. TEDESCO AND JENNIFER J. TEDESCO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN KEANE, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Lot No. 227 on the Plan of Final Plat of Phase Five, Section One, Brandywine Pointe (a Planned Unit Development) of record in Plat Book 7900, Page 618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James V. Tedesco and Jennifer J. Tedesco, husband and wife by Warranty deed from Stanley G. Tidwell and Julia Tidwell, married of record in Instrument No. 20141003-0091659 Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 03, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 618, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8120, Page 170; Book 8671, Page 484, Book 8695, Page 379, Book 9010, Page 627, Book 9123, Page 648, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, and Book 10684 Page 324, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictions of record as Instrument Number 20141003-0091659 and Instrument No. 20090626-0059777 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Brandywine Pointe of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee.

Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108, Page 555, in the Register's Office for Davidson County, Tennessee.

Charter of Brandywine Pointe of record in Book 9013, Page 39, as amended in Book 9117, Page 77, and Book 8637, Page 563, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1009 Williams Way, Old Hickory, TN 37138-1960

BILL GARRETT, Davidson County
Trans:T20160060105 DEEDWARR
Recvd: 07/13/16 14:40 2 pgs
Fees:13.00 Taxes:2508.60
20160713-0071918

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 on the 30th day of June, 2016.

James V. Tedesco

Jennifer J. Tedesco by James V. Tedesco, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES V. TEDESCO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of JENNIFER J. TEDESCO for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of JENNIFER J. TEDESCO..

Witness my hand and official seal, this 30th day of June, 2016.

Notary Public

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES V. TEDESCO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2016.

Notary Public

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

My Commission Expires: _____

File #: 16-2062H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

118 Saundersville Road, Suite 140

Hendersonville, TN 37075