THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068265** Davidson County DEEDWARR Recvd: 08/15/16 10:08 3 pgs Fees:18.00 Taxes:1757.13 **20160815-0084617**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $474,900.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2016. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Kyle H. Keith and Emily N. Keith 5136 GLENCARRON DR Nashville, TN 37220-2349	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-01-0B-120.00 CO

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, **Brad Lewallen a/k/a James Bradford Lewallen and Julie Lewallen a/k/a Julia Benedict Lewallen, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Kyle H. Keith and Emily N. Keith, 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 Lot No. 44 on the Plan of Final Plat of First Revision, Phase Three, Section Two, Aberdeen Woods, a Planned Unit Development of record in Plat at Instrument No. 20011231-0144800, 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 Brad Lewallen a/k/a James Bradford Lewallen and Julie Lewallen a/k/a Julia Benedict Lewallen, husband and wife by Warranty Deed from Jonathan Frederick and Julie Frederick, husband and wife, recorded on the 17th day of June, 2009 in Instrument No. 20090617-0056208, 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 PHASE 3, SECTION 2, FIRST REVISION, ABERDEEN WOODS, as recorded in Instrument No. 20010906-0096711, revised at Instrument No. 20011231-0144800.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10790, Page 189, Book 11303, Page 555, Book 11714, Page 843, Instrument Nos. 20000203-0011436 and 20030221-0023491.

Charter of Aberdeen Woods Homeowners Association, Inc. recorded in Book 10792, Page 896.

Easement for Right-of-way to Electric Power Board, recorded in Book 2595, Page 563.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7086, Page 401.

This is improved property located at 5136 GLENCARRON DR Nashville, TN 37220-2349.

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 12th day of August, 2016.

Brad Lewallen a/k/a
James Bradford Lewallen

Julie Lewallen a/k/a
Julia Benedict Lewallen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brad Lewallen a/k/a James Bradford Lewallen and Julie Lewallen a/k/a Julia Benedict Lewallen**, 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 12th day of August, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

