THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099309**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160091362 DEEDWARR
Recvd: 10/17/16 12:37 2 pgs
Fees:13.00 Taxes:888.00
20161017-0109455

BONITA MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nsoki Phambu 4940 Yorkshire Road Nashville TN 3.7211	New Owner	Tax Parcel ID No. 161-10-0A-217.00 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, **Jeffrey L. Keller, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nsoki Phambu and Rose Phambu, 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(s) 322, as shown on the map entitled Phase Three Villages of Brentwood, of record in Plat Book 6250, page 918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEFFREY KELLER, AN UNMARRIED MAN AS TO 1/2 UNDIVIDED INTEREST AND ISAIAH KELLER AND WIFE, HARMONI D. KELLER, AS TO 1/2 UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from CHARLES P. B. VANDERPOOL AND ANDREA L. VANDERPOOL, of record in Instrument No. 20110810-0061622, dated June 15, 2011, said Register's Office.

Said property was never the primary marital residence of Grantor.

ISAIAH KELLER AND WIFE, HARMONI D. KELLER conveyed their interest in the subject property to JEFFREY L. KELLER, by quitclaim deed of record in Instrument No. 20120409-0029830, dated April 5, 2012, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 161-10-0A-217.00 CO.

Davidson County taxes for 2015, Map-Par. 161-10-0A-217.00 CO, $1,852.70, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Restrictive Covenants for Villages of Brentwood contained in instrument of record in Book 6143, page 11 and Book 6852, page 497, said Register's Office.

Storm Water Detention Agreement of record in Book 11078, page 919 and Instrument No. 20040622-0073413, said Register's Office.

Transmission Line Easements of record in Book 2335, pages 221, and 22 4, said Register's Office.

Easement Agreement of record in Book 5753, page 913, said Register's Office.

This is improved property located at 4940 Yorkshire Road Nashville TN 3.7211

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 14th day of October, 2016.

L. Keller

Jeffrey L. Keller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey L. Keller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2016.

Karen Kessinger

Notary Public

My Commission Expires: 3-20-2021

NOTARIAL SEAL
STATE OF OHIO

Karen Kessinger
Notary Public, State of Ohio
My Commission Expires 3-20-2021