WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans:T20170001237 DEEDWARR
Recvd: 01/05/17 13:59 2 pgs
Fees:13.00 Taxes:1369.00
20170105-0001449

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy D. McKeown and Anna B. McKeown	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**082-12-0-169.00**
606 McFerrin Avenue	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-3522	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NASHVILLE REDEFINED, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TROY D. MCKEOWN AND ANNA B. MCKEOWN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of F.O. Beasley's Subdivision of the Vaughn Tract of record in Plat Book 2, Page 105, Chancery Court at Nashville, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nashville Redefined, LLC, a Tennessee limited liability company by Warranty deed from Charles Gunselman and Teresa Gunselman, husband and wife, and John Lingley and Martha Lingley, husband and wife of record in Instrument No. 20160801-0078862 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on August 1, 2016.

This conveyance is subject to:
- Taxes for the year 2017, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 105, Chancery Court at Nashville, Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 McFerrin Avenue, Nashville, Tennessee 37206-3522**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF DECEMBER, 2016.

Nashville Redefined, LLC, a Tennessee limited liability company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE REDEFINED, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212