THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,000.00 Sarah Williams Affiant Subscribed and sworn to before me, this 31st day of January, 2017. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Russell Keller & Sarah Williams 513 West Hillwood Drive Nashville, TN 37205	Send Tax Bills to: ~~New Owner~~ 2116 Hobbs Rd. Unit G5 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 102-16-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OBERON PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RUSSELL KELLER, unmarried, and SARAH WILLIAMS, unmarried** ("Grantees"), their 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) 139, as shown on the map entitled Hillwood Estates, Section 8, of record in Plat Book 2133, Page 123, 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 OBERON PROPERTIES, LLC, by deed from to HERBERT J. STUART AND MARGARET P. STUART, HUSBAND AND WIFE, of record in Instrument No. 20160112-0003382, dated January 8, 2016, said Register's Office.

This is improved property commonly known as: **513 West Hillwood Dr., Nashville, TN 37205.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that it has 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, their 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.

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BILL GARRETT, Davidson County
Trans:T20170012115 DEEDWARR
Recvd: 02/09/17 13:47 2 pgs
Fees:13.00 Taxes:2216.30
20170209-0013790

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2017.

OBERON PROPERTIES, LLC

By: Jordan Keller, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jordan Keller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **President** of **Oberon Properties, LLC,** the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as President.

Witness my hand, at office, this 31st day of January, 2017.

Notary Public
My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018