WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/17 08:51 3 pgs
Fees:18.00 Taxes:1517.00
20170420-0038606

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Stout	New Owner	081-08-4U-001.00-CO - new Tax ID # for 2017
(NAME)	(NAME)	
1707 6th Avenue N, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kyle M. Keaffaber, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lauren Stout, unmarried, hereinafter called the Grantees, 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 Unit 1707-A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1707 6th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161118-0121996 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Declaration of Covenants, Conditions and Restrictions for homes at 1707 6th Avenue North A Horizontal property Regime with Private Elements a of record in Instrument No. 20170406-0033979 dated April 6, 2017, said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Kyle M. Keaffaber, unmarried by Warranty Deed from Walter Keith Ridley, married of record in Instrument No. 20111230-0102070 Register's Office for Davidson County, Tennessee, dated December 28, 2011 and recorded on December 30, 2011. Kristen Arthurs is signing to convey her martial rights in the property.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1707 6th Avenue N, Unit A, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 11th day of April, 2017.

Kyle M. Keaffaber

Kristen Arthurs

STATE OF Michigan

COUNTY OF Washtenaw

On this ~~11th~~ 13th day of April, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyle M. Keaffaber and Kristen Arthurs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-2023

Notary Public,

LINDA HANSON
Notary Public, State of Michigan
County Of Washtenaw
My Commission Expires 02-26-2023
Acting in the County of _____

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017