Name and Address of New Owner:
Thomas Gregory Keeling and Sruthi Rose Keeling
409 Spickard Court
Nashville, TN 37218

Send Tax Statements To:

New owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17040514

Map and Parcel: 058-09-0A-200.00 CO

WARRANTY DEED

For and in 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, **Burrell C. Davis, II and Kelly A. Davis, Husband and Wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sruthi Rose Keeling and Thomas Gregory Keeling, wife and husband**, 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, and being all of Lot No. 191, Jordan Ridge at Eaton's Creek, Phase 7 - Section 1, according to survey and plat of same appearing of record in Instrument 20070824-0101605, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Burrell C. Davis, II and Kelly A. Davis, Husband and Wife, by Warranty Deed dated 06/30/2014 and filed for record on 07/02/2014 in Instrument 20140702-0058449, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters as set forth per Plat of record in Instrument 20070824-0101605; Declaration of Covenants, Conditions and Restrictions of record in Instrument 20000915-0092002, as amended in Instrument 20011025-0117168, Instrument 20020828-0103983, Instrument 20041229-0153372, Instrument 20061120-0143523, Instrument 20061120-01043524, Instrument 20070905-0106402 and Instrument 20110216-0013313; HOA Charter of record in Instrument 20011126-0128291; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8326, page 230; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6255, page 578; StormWater Detention Agreement of record in Instrument 20001011-0100954, Instrument 20031010-0150887 and Instrument 20060126-0009689, 20070112-0005338; Assignment & Assumption of Declarant Rights & Oligations Creekside Trails of record in Instrument 20041229-0153373; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 409 Spickard Court, Nashville, TN 37218

BILL GARRETT, Davidson County
Trans:T20170050260 DEEDWARR
Recvd: 06/13/17 09:29 2 pgs
Fees:13.00 Taxes:1073.00
20170613-0059046

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 assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand this 9th day of June, 2017.

Burrell C. Davis, II

Kelly A. Davis

State of Tennessee

County of Rutherford

Personally appeared before me, Burrell C. Davis, II and Kelly A. Davis with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th of June, 2017.

Notary Public
My Commission Expires: 12/17/18

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$297,900.00~~ $290,000.00.

Affiant Signature

Subscribed and sworn to before me, this 9th day of June, 2017.

Notary Public
My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2020

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2020