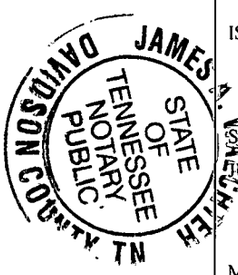
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23472



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Sandra L Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170052559 DEEDWARR
Recvd: 06/20/17 09:39 2 pgs
Fees:13.00 Taxes:832.50

20170620-0061776

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe M. Edwards	OWNER	MAP 129-11-0A
710 Mt. Carmel Place		PARCEL 71000
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Louise A. Keeling and Louise A. Keeling, Personal Representative for the Estate of Thomas C. Keeling, III**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe M. Edwards and wife, Sandra L. Edwards**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 710 of The Cloister at St. Henry, Phase IC, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase IC of record in Book 6675, Page 173, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Thomas C. Keeling, III and Louise A. Keeling by Warranty deed from Fleeta Lynne Bachleda, unmarried, as devisee of the will of Fleeta Sadler Bachleda, deceased of record in Instrument No. 20120627-0056199 Register's Office for Davidson County, Tennessee, dated June 25, 2012 and recorded on June 27, 2012.

Thomas C. Keeling, III having since died April 11, 2017. His will was probated at Docket No. 17P668 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division; Louise A. Keeling was named Personal Representative and instructed to administer the described property as part of his Probate Estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **710 Mt. Carmel Place; Nashville, TN 37205.**

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 the 19th day of June, 2017.

Estate of Thomas C. Keeling, IIII

BY: Louise A. Keeling, Personal Rep
Louise A. Keeling

Louise A. Keeling
Louise A. Keeling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Louise A. Keeling, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Personal representative of the **Estate of Thomas C. Keeling, III,** and is authorized by the Estate to execute this instrument on behalf of the **Estate of Thomas C. Keeling, III**.

Witness my hand and seal this the 19th day of June, 2017.

My Commission expires 1-6-20

JAMES A. WHEELER DAVIDSON COUNTY TN STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Louise A. Keeling** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2017.

My Commission expires: 1-6-20

JAMES A. WHEELER DAVIDSON CO TN STATE OF TENNESSEE NOTARY PUBLIC

Notary Public