THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612185**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170055791 DEEDWARR
Recvd: 06/29/17 13:56 2 pgs
Fees:13.00 Taxes:1202.50
20170629-0065614

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019

WARRANTY DEED

Address New Owner: Rachel Farthing 2301 Andrew Place Nashville TN 37216	Send Tax Bills To: Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 073-05-0-173.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathlyn Jean Keogh n/k/a Kathlyn Keogh Heiman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Diane Farthing, unmarried**, ("Grantee"), her 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) 15, as shown on the map entitled Plan of Riverwood Terrace, of record in Plat Book 1835, page 134, 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 KATHLYN JEAN KEOGH, by deed from KATHERINE ELIZABETH PEPPERS and DERICK NEIL PEPPERS, wife and husband, of record in Instrument No. 20130531-0055202, dated May 20, 2013, said Register's Office. Kathlyn Jean Keogh having since married and is now known as Kathlyn Keogh Heiman.

Andrew Scott Heiman joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 073-05-0-173.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1835, page 134, said Register's Office.

This is improved property located at 2301 Andrew Place Nashville TN 37216

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

And Grantor covenants that it is 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, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2017.

Kathlyn Keogh Heiman

Andrew Scott Heiman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathlyn Keogh Heiman and Andrew Scott Heiman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018