Bill Garrett Davidson County
Batch# 8681 DEEDWARR
10/05/2017 08:33:17 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171005-0102127

# WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
**Southland Title & Escrow Co., Inc.**
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Stephanie Keairns<br>160 Hillsboro Place<br>Nashville, TN 37215 | New Owner | 117-03-0C160.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **MICHAEL CONRAD JULIAN, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **STEPHANIE KEAIRNS, unmarried, and HAILEY KEAIRNS, unmarried, as tenants in common with rights of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 160, together with the appurtenant interest in the common elements, on the plan of Hillsboro Place Condominiums, contained by the Master Deed establishing a Horizontal Property Regime of Hillsboro Place Condominiums of record in Book 6244, Page 394, as supplemented in Book 6285, page 209, Register's Office for Davidson County, Tennessee and of record in Book 5200, page 725, and amended in Book 5200, page 757 and in Book 5200, page 758, all in the Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereby by reference.

Being the same property conveyed to Michael Conrad Julian by Quitclaim Deeds dated December 22, 2005 in Instrument No. 20051227-0154079, Register's Office for said County, dated May 23, 2006 in Instrument No. 20060525-0061425, Register's Office for said County and dated August 9, 2011 in Instrument No. 201100810-0061646, Register's Office for Davidson County, Tennessee from Betty S. Burnett, married.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 160 Hillsboro Place, Nashville, Tennessee 37215

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.

GINA JULIAN, WIFE OF MICHAEL CONRAD JULIAN, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 3rd day of October, 2017.

Michael Conrad Julian

Gina Julian

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael Conrad Julian and Gina Julian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of October, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/9/2019