McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $182,000.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2017.

Notary Public

My commission expires:_____

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

Bill Garrett Davidson County
Batch# 28225 DEEDWARR
11/20/2017 02:16:10 PM 2 pgs
Fees: $13.00 Taxes: $673.40

20171120-0119004

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Keith Lowen	**New Owner**	**Map/Parcel: 096-06-0-072.00**
2802 McCampbell Avenue		
Nashville, TN 37214		

FOR AND IN 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, I,

Kristopher K. Keller, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith Lowen

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 part of a tract marked "Reserved" on the map of Donelson Heights, according to a survey made by Hickson-Adams-Johnson, Engineer and surveyors, of record in Book 1424, Page 35 and more particularly described as follows: Beginning at an iron pin on the southerly margin of McCampbell Avenue, thence South 58 deg. 12' West as distance of 209.8 feet to a concrete monument; thence in a southwesterly direction in a curve, a distance of 39.3 feet to a concrete monument in the easterly margin of Surrey Road; thence South 31 deg. 48' East along the easterly margin of Surrey Road to an iron pin; thence North 83 deg. 49' East a distance of 219.3 feet to an iron pin; thence North 2 deg. 59' West a distance of 77.7 feet to an iron pin; thence North 31 deg. 48' West a distance of 91.3 feet to an iron pin, the point of beginning.

Being the same property conveyed to Kristopher K. Keller, unmarried, by Warranty Deed, from Dale Miller, married and Jack C. Wilson, married, dated December 1, 2005, of record in Instrument No. 20051206-0146872, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1424, Page 35, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1334, Page 453, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property has been used for investment purposes and has never been the marital residence of the Grantor.

Lacey J. Keller, spouse of Kristopher K. Keller, joins in this conveyance to convey all of her rights and interest in the property, if any, by virtue of her marriageor otherwise.

This is improved property known as 2802 McCampbell Avenue, Nashville, TN 37214.

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 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 my/our hand(s) this 15th day of November, 2017.

Kristopher K. Keller

Lacey J. Keller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kristopher K Keller and Lacey J. Keller, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained. ASH

Witness my hand, at office, this 15th day of November, 2017.

Notary Public

My Commission Expires: 11-23-20

File #: **170711SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027