Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34154-03-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $337,450.00. Affiant Subscribed and sworn to before me this 26th day of April, 2018. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: Mary Alice Keller, Brian Daniel Keller 526 B Stevenson Street Nashville, TN 37209	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 091 09 0 194 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, **Kristen C. Witt and husband, Carl Witt, Jr.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mary Alice Keller and Brian Daniel Keller**, Wife and Husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 526 B Stevenson Street, Nashville, TN 37209.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 86358 **DEEDWARR**
04/30/2018 02:40:38 PM 3 pgs
Fees: $18.00 Taxes: $1,248.56

20180430-0040569

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of April, 2018.

Kristen C. Witt

Carl Witt, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristen C. Witt and Carl Witt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2018.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot No. 89 of T.M. Nall's Subdivision of Lots Nos. 18, 19 and 20 of the B. F. Cockrill Land, of record in Instrument No. 20121210-0113582, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kristen C. Witt and husband, Carl Witt, Jr., by deed dated July 24, 2013 from Mark Moore, of record in Instrument No. 20130726-0077827, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 091 09 0 194 00.
2. All matters appearing on the Plan of record as Instrument No. 20121210-0113582, Register's Office for Davidson County, Tennessee.