WARRANTY DEED

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

JM-Z-18-0132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Ashton Storey **Hillary Mae Keel**	**NEW OWNER**	
(NAME) **132 Claybrook Ln**	Bill Garrett Davidson County Batch# 111332 **DEEDWARR** 07/02/2018 10:10:18 AM 2 pgs Fees: $13.00 Taxes: $1,128.50 20180702-0063706	**173-15-0A-073.00-CO**
(ADDRESS) **Cane Ridge, TN 37013**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JANET VANFLEET AND LINDA D. VIRKUS, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ASHTON STOREY, AN UNMARRIED MAN AND HILLARY MAE KEEL, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Mill Run Subdivision, Phase 1-A of record in Plat at Instrument No. 20010608-0060668, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janet VanFleet, an unmarried woman and, Linda D. Virkus, an unmarried woman by Warranty deed from Joshua Jones and Meredith Jones, husband and wife of record in Instrument No. 20151022-0107677 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on October 22, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 11700, Page 27 and Plat at Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11675, Page 472, and amended at Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 11675, Page 497, in the Register's Office for Davidson County, Tennessee.
- Charter of Nashville Mill Run Homeowners Association, Inc. of record in Instrument Number 19991207-0300674, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20000217-0016180 and Instrument No. 20011219-0139981, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010405-0033586, in the Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20010405-0033587, in the Register's Office for Davidson County, Tennessee.
- Easement for Conservation Greenway of record in Instrument Number 20011024-0116286, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20010405-0022586 and 20111117-0089838, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3933, Page 359 and Book 10448, Page 188, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **132 Claybrook Ln, Cane Ridge, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JUNE, 2018.

Janet VanPleet

Linda D. Virkus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET VANFLEET, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA D. VIRKUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
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