This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18273

Send Tax Bills To:

United Wholesale Mortgage
P.O. Box 202028
Florence, SC 29502

Bill Garrett Davidson County
Batch# 118359 DEEDWARR
07/19/2018 10:43:51 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20180719-0070428

New Owner is:
Michelle J. Keil
Michael E. Keil
2197 Nolensville Pike, Unit 321
Nashville, TN 37211

MAP: 105-16-0B
PARCEL: 321.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Terry Hutchins a married man, and Victoria Hutchins, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michelle J. Keil, a single woman, and Michael E. Keil, a married man, as joint tenants with right of survivorship,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 2197 Nolensville Pike, Unit, 321, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 321, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570 and as amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment to the Declarations of record under Instrument No. 20150211-0012545 and further amended in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Terry Hutchins, a married man, and Victoria Hutchins, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, dated 7/10/15 and recorded 7/14/15 in Instrument No. 20150714-0068295, Register's Office for Davidson County, Tennessee. Terry Hutchins and wife, Cathy B. Hutchins, never occupied said property as their primary residence.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and, have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of JULY, 2018.

GRANTOR:

Victoria Hutchins

ACKNOWLEDGEMENT

STATE OF TEXAS)
COUNTY OF Harris)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Victoria Hutchins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12 day of JULY, 2018.

Cynthia Cervantes
Notary Public

My Commission Expires: 12-5-2020

CYNTHIA CERVANTES
Notary Public, State of Texas
Comm. Expires 12-05-2020
Notary ID 129202968

WITNESS our hands this 14 day of JULY, 2018.

GRANTOR:

Terry Hutchins

Terry Hutchins

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Terry Hutchins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of JULY, 2018.

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Cathy B. Hutchins

Affiant

SWORN TO and subscribed before me this 14th day of JULY, 2018.

NOTARY PUBLIC

My commission expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.