WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: 8.4.20

(Affix Seal)

DANIEL HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4 2020

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 121414 **DEEDWARR**
07/27/2018 10:59:12 AM 2 pgs
Fees: $13.00 Taxes: $821.40

20180727-0073389

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Malia J. Nation	NEW OWNER	160-14-0B-078.00-C
(NAME)	(NAME)	
5778 Brentwood Trace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rachel B. Keene, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Malia J. Nation, a single woman,** 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 Unit No. 5778 in the 2nd Revision of Brentwood Trace Condominiums, a horizontal property regime. located on Old Hickory Boulevard, Brentwood, Davidson County. Tennessee, as shown on the p'at of record in Book 5200, Page 261. Registers Office for said County. and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545,. Page 510, Registers Office for Davidson County, Tennessee. to which reference is here made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Property. Apartments. Co-Owners and Tenants of Brentwood Trace Condominiums contained in the Master Deed and the Bylaws recorded in Book 5524. Page 415, and in Book 5524, Page 424, Register's Office for said County, Amendment to the Master Deed in Book 5545, Page 510, and Amendment to the By—Laws in Book 5537, Page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Rachel B. Keene, a single woman by Deed from Christen Blair Moore and Jeffrey Jackson Moore, wife and husband, filed for record on January 29, 2014, in Instrument Number 20140129-0008106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Unimproved ___
This is Improved X property, known as **5778 Brentwood Trace** **Brentwood TN** **37027**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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.

Witness our hands this 25th day of July, 2018.

Rachel B. Keene

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Rachel B. Keene**, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2018.

Commission Expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

Notary Robert L. Scruggs