RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Y Johnson Davidson County
Batch# 141776 DEEDWARR
09/17/2018 11:18:17 AM 2 pgs
Fees: $13.00 Taxes: $1,457.80

20180917-0091900

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394.000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF September, 2018. Notary Public MY COMMISSION EXPIRES: 8-20-2019 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Stephen J. Keffler Erin P. Keffler 2300 B Burns ST Nashville, TN 37216	Stephen J. Keffler Erin P. Keffler same	072-11-2-P 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A & A HOMES, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEPHEN . KEFFLER and ERIN KEFFLER, husband wife,** 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: ,

Being a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown on the map entitled Declaration of Covenants, Conditions and Restrictions for Homes at 2300 Burns Street, A Horizontal Property Regime with Private Elements, of record in Instrument No.20170613-0059130 and re-recorded as Instrument No. 20170616-0060558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of Lot 36 in W.J. Myer's Subdivision showing subdivision of Lots 5,8,9 and part of No. 12 in Maxey's Addition to Brownsville of record in Book 332, page 66, Register's Office for said county.

Being part of the property conveyed to ARMEN SAFARIAN, a married man and ARMEN MASREJIAN, a married man, by deed from the Estate of Gilbert Dwayne Anderson, of record as instrument No. 20170209-0013718, dated February 8, 2017, said Register's Office. Then being further conveyed to A & A HOMES, LLC, a Tennessee Limited Liability Company. by Quitclaim Deed from ARMEN SAFARIAN, a married man, and ARMEN MASREJIAN, a married man, of record as Instrument No. 20170703-0066648, dated June 22, 2017, as corrected by Quitclaim Deed of Correction of record as Instrument No. 20170718-0072317, dated July 18, 2017, said Register's Office. Then being further conveyed to A & A HOMES, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from ARMEN SAFARIAN, a married man, and ARMEN MESREJIAN, a married man, of record as Instrument No. 20170718-0072318, dated July 18, 2017, said Register's Office. County, Tennessee.

This is improved property known as 2300 B Burns Street, Nashville, Tennessee 37216.

THIS CONVEYANCE IS SUBJECT TO: : 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of records of the Home Owner's Association and Charter of record in Instrument Nos. 20170612-0058394, 20170517-0048939 and 20170713-0070636, and 3) Further subject to restrictive covenants of record in Instrument No. 2017-06-13-0059130 and as recorded at Instrument No. 20170616-0060558.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors have not used the subject property as a private place of residence.

WITNESS my hand this 13th day of September, 2018.

A & A HOMES, LLC, a Tennessee Limited Liability Company

By: _____

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **A &A HOMES, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 13th day of September, 2018.

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 5, 2020

_____ Notary Public

My Commission Expires: _____