This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805242

Karen Y Johnson Davidson County
Batch# 146161 DEEDWARR
09/27/2018 02:06:29 PM 2 pgs
Fees: $13.00 Taxes: $639.73
20180927-0095956

NEW OWNER:
Brian Christopher Keyes
828 Lower Park Place
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
175-2- B-145.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan N. Shand, an unmarried person,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Brian Christopher Keyes and Nicole Alyssa Keyes, husband and wife,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Being the same property conveyed to Susan N. Shand, an unmarried person, by Warranty Deed from Ole South Properties, LLC, a Tennessee Corporation, dated 11/30/2015 and recorded 12/4/2015, of record in Instrument No. 20151204-0122287, Register's Office for Davidson County, Tennessee.

Being all of Unit No. 1802, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two & Three, filed for record as Instrument No, 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Susan N. Shand, an unmarried person,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Susan N. Shand, an unmarried person,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 828 Lower Park Pl., Antioch, TN 37013

Executed on this 21st day of September, 2018.

Susan N Shand

Susan N. Shand

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, **Susan N. Shand, an unmarried person**, 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 this 21st day of September, 2018.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $172,900.00

Affiant

Sworn to and subscribed to me, the undersigned, 21st day of September, 2018.

Notary Public

My Commission Expires: 1/8/19