This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018090012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $185,000.00

Sworn to and subscribed before me this 5th day of October, 2018.

Affiant

Notary Public

Karen Y Johnson Davidson County
Batch# 149795 **DEEDWARR**
10/08/2018 10:51:00 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20181008-0099536

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael D. Graham, et al. 139 Westfield Dr. Nashville, TN 37221	New Owner	128-13-0A-140.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erin Courtney Keller, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael D. Graham and Alma Lynne Graham, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Laid in Davidson County, Tennessee, being Unit No. 140 of Westfield Condominiums (formerly The Hamlet), a horizontal property regime established by a Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, in Book 6801, page 962, in Book 6831, page 982, in Book 7271, page 256;the plat of which is of record in Plat Book 6250, page 590, 1st Revision of record in Plat Book 6250, page 748, as amended in Book 6831, page 982, as of record in Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Erin Courtney Whittinghill by Warranty deed from Margaret Depierri, a single woman of record in Instrument No. 20060905-0109312 Register's Office for Davidson County, Tennessee, dated August 29, 2006 and recorded on September 05, 2006. The said Erin Courtney Whittinghill having since married is now known as Erin Courtney Keller.

The subject property is not now nor ever has been the principal residence of the grantor's spouse.

This is improved property known as **140 Westfield Dr., Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 5th day of October, 2018.

Erin Courtney Keller

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Erin Courtney Keller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019