THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118485

Karen Y Johnson Davidson County
Batch# 175045 DEEDWARR
12/17/2018 03:47:50 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50



20181217-0122623

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2018.

Notary Public
My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew J. Bennett Ayumi Fukuda Bennett 544 Cold Stream Place Nashville TN 37221	new owners	Tax Parcel ID No. 155-07-0A-050.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean L. Keyser and wife, Kimberly M. Keyser,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew J. Bennett and Ayumi Fukuda Bennett, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Revision No. 1 of Final Plat of the Poplar Creek Estates, Phase V, Section "A", Subdivision (The Highlands of Allens Green) of record in Plat Book 9700, Page 390, revised in Book 9700, Page 784 and Instrument No. 20010911-0098419, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean L. Keyser and wife, Kimberly M. Keyser by Warranty deed from Zaring Homes, Inc of record in Book 10899, page 360, Register's Office for Davidson County, Tennessee, dated April 22, 1998 and recorded on April 24, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 390 revised in Book 9700, Page 784 and Instrument No. 20010911-0098419, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9472, Page 824, as amended in Book 10425, Page 93, Book 11249, Page 763 and Book 11356, Page 662 and Instrument No. 2004524-0060854, Register's Office for Davidson County, Tennessee.

Dedication of Common Area to Highland of Allens Green Homeowners Association, Inc of record in Instrument Number 20030513-0064544, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-18-544

Charter for Poplar Creek Estates Homeowners' Association, of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.

Sewer line easement of record in Book 6613, Page 533 and 536, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Book 6613, Page 705, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 4817, Page 784, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 544 Cold Stream Place Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

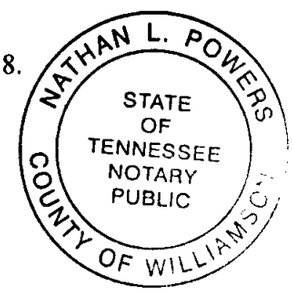
IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2018.

Sean L. Keyser by Kimberly L. Keyser as Attorney-in-fact — Kimberly M. Keyser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly M. Keyser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sean L. Keyser and that he is authorized by Sean L. Keyser to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of December, 2018.



Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly M. Keyser, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

