WARRANTY DEED

Record and return to:
Faith Title & Escrow, Inc.
2236 New Hope Rd
Hendersonville, TN 37075

MST 2019-0631

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2019

Notary Public

MY COMMISSION EXPIRES: 9/20/2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huston Callaway	NEW OWNER	135-08-0A-647.00-CO
(NAME)	(NAME)	
647 Longhunter Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 227005 DEEDWARR
05/08/2019 10:09:49 AM 2 pgs
Fees: $13.00 Taxes: $468.98

20190508-0043042

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/WE, **Keith Keenan, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Huston Callaway, a single man,** 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:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 647 on the plan of Tract #19, Site Plant, Nashboro Village Nineteen Condominiums, of record in Book 5200, Page 80, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Keith Keenan, an unmarried man by Warranty deed from John K. Kimery and wife, Dianne H. Kimery, husband and wife of record in Instrument No. 20160205-0011317 Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 05, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; 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 5200, Page 80, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 85, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Nineteen Condominiums of record in Book 5333, Page 957, 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 4827, Page 14, Supplemental in Book 5469, Page 840, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of Nashboro Village Nineteen Homeowner's Association of record in Book 5344, Page 959 and Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee. Overhead Line Easement of record in Book 4821, Page 107, in the Register's Office for Davidson County, Tennessee. By-Laws of Nashboro Village Nineteen of record in Book 5333, Page 999, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4827, Page 14, as amended in Book 5469, Page 840, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas to Nashboro Village Homeowner's Association of record in Book 8524 Page 546 in the Register's Office for Davidson County, Tennessee. Easement of record in Book 4821, Page 105-122 and Book 4915, page 79 & 80, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20170717-0071705, in the Register's Office for Davidson County, Tennessee.

This property, known as 647 Longhunter Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (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 my/our hand(s) this 7th DAY OF May, 2019.

Keith Keenan

Keith Keenan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Keenan, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2019.

Notary Public

My Commission Expires: 7-11-2020

(SEAL

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020