Name and Address of New Owner:
Mark Webb and Melissa Vallett Webb
1009 Williams Way
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 227495 DEEDWARR
05/08/2019 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20190508-0043105

Map & Parcel No: 064-03-0B-063.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ryan Keane, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Webb and Melissa Vallett Webb, husband and wife,,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Final Plat of Phase Five, Section One, Brandywine Pointe (a Planned Unit Development) of record in Plat Book 7900, Page 618, 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 Ryan Keane, a single man by Warranty Deed from James V. Tedesco and Jennifer J. Tedesco, husband and wife dated June 30th 2016 and recorded July 13th 2016 of record in Instrument No. 20160713-0071918 in the said Register's Office, Davidson County, Tennessee.

Angelynne Edwards, wife of Ryan Keane, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to this subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) 2019 taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown in Plat Book 7900, Page 618; Covenants, Conditions and Restrictions of record in Book 8120, Page 170; Book 8671, Page 484, Book 8695, Page 379, Book 9010, Page 627, Book 9123, Page 648, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, and Book 10684, Page 324; By-Laws of Brandywine Pointe of record in Book 10721, Page 835; Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108, Page 555; Charter of Brandywine Pointe of record in Book 9013, Page 39, as amended in Book 9117, Page 77, and Book 8637, Page 563, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2019.

_____(SEAL)
Ryan Keane

_____(SEAL)
Angelynne Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2019, before me personally appeared Ryan Keane and Angelynne Edwards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of April, 2019.

WILLIAM D. CASTLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/06/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of April, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public
My commission expires: 11/5/2019
File No. 19-230

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212