THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190219421

Karen Johnson Davidson County
Batch# 229153 DEEDWARR
05/13/2019 11:29:45 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20190513-0044648

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2019.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel S. Keck and Dana M. Keck 513 London Way Nashville TN 37221	New Owner	Tax Parcel ID No. 142-16-0A-004.00-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, **Jeffrey M. Beemer and Catherine Beemer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel S. Keck and Dana M. Keck, husband and wife**, ("Grantees"), its 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. 4 on the Plan of Devon Park Phase One of record in Plat Book 5200, Page 670 through 672, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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Being the same property conveyed to Jeffrey M. Beemer by Quitclaim deed from Wendy B. Brandon, a/k/a Wendy Brandon-Beemer of record in Instrument No. 20020215-0020239 Register's Office for Davidson County, Tennessee, dated January 03, 2002 and recorded on February 15, 2002.

Catherine Beemer joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Jeffrey M. Beemer.

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 5200, Page (s) 670 through 672, inclusive, 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 6176, Page 7, amended in Book 6541, page 542, and Book 6967, page 156, 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 record in Book 7372, Page 862, in the Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 8276, Page 53, in the Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Book 5473, Page 175, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 6145, Page 252, 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 513 London Way 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 7th day of May, 2019.

Jeffrey M. Beemer

Catherine Beemer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey M. Beemer and Catherine Beemer, 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 7th day of May, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020