THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520430**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2019. Notary Public My Commission Expires: July 8, 2019

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 232859 DEEDWARR
05/21/2019 12:03:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20190521-0047902

WARRANTY DEED

Address New Owner: Kaiulanti Tanka-Sanders 700 Maplewood Lane Nashville TN 37216	Send Tax Bills To: ~~New Owner~~ Wells Fargo 6200 Park Ave Des Moines, IA 50321	Tax Information: Tax Parcel ID No. 061-06-079.00

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, **Robert W. Keese, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaiulanti Tanka-Sanders**, ("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. 209 and the West 10 feet rear and 10.2 feet front of Lot No. 208, on the map of Maplewood Heights, Subdivision, No. 2, as of record in Book 547, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Margaret Moore Keese to Robert W. Keese, as recorded on the 13th day of September, 2018 in Instrument No. 20180913-0090777; Quitclaim Deed from Robert W. Keese to Robert W. Keese and wife, Margaret Moore Keese, as recorded on the 28th day of March, 2018 in Instrument No. 20180328-0029062; Warranty Deed from Lizabeth A. Sharer to Robert W. Keese, as recorded on the 5th day of February, 2018 in Instrument No. 20180205-0011322 and Deed from William Trent Hemphill and wife, Bethni Hemphill to Martin G. Sharer and wife, Lizabeth A. Sharer, as recorded on the 16th day of February, 1996 in Deed Book 9950, Page 62, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLEWOOD HEIGHTS, SUBDIVISION, NO. 2, as recorded in Plat Book 547, Page(s) 104.

This is improved property located at 700 Maplewood Lane Nashville TN 37216

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 17th day of May, 2019.

Robert W. Keese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 17th day of May, 2019.

Notary Public

My Commission Expires: September 7, 2021

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)