THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $230,000.00 Affiant Subscribed and sworn to before me, this _____ day of June, 2019. Notary Public My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 248501 DEEDWARR
06/25/2019 03:43:56 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20190625-0061619

WARRANTY DEED

Address New Owner: Paul O'Connor 2116 Hobbs Rd, Unit G-5 Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131-02-0A-034.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL H. KELLER, MARRIED***, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PAUL O'CONNOR, A SINGLE MAN,** ("Grantee"), his 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 Unit No. G-5, on the Horizontal Property Regime for The Hobbs House, as recorded in the Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612 and Book 7802, page 299 and as shown on plat of record in Book 4595, page 74, which was supplemented in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to RUSSELL H. KELLER, UNMARRIED, by deed from WHITNEY L. MALONE AND LOLA C. SCOTT, BOTH SINGLE PERSONS, of record in Instrument No. 20021227-0159352, dated December 20, 2002, said Register's Office.

**Grantor warrant that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

This is improved property commonly known as: **2116 Hobbs Rd, Unit G-5, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2019.

RUSSELL H. KELLER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL H. KELLER**, **MARRIED** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of June, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____