THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721443

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $439,900.00.

Affiant

Subscribed and sworn to before me, this 1st day of August, 2019.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 267555 DEEDWARR
08/07/2019 08:31:54 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20190807-0078288

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Antonio Rodriguez and Amy Dent 6817 Christiansted Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 172-11-0B-002.00 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, **Michael J. Keil and Lauren J. Keil, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Antonio Rodriguez, unmarried, and Amy Dent, unmarried, as tenants in common with right of survivorship** ("Grantees"), their 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. 2, as shown on the map entitled Final Plat of Christiansted Valley Reserve, of record as Instrument No. 20141223-0017560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL J. KEIL AND LAUREN J. K EIL, HUSBAND AND WIFE, by deed from THE JONES COMPANY OF TENNESSEE, L.L.C., of record as Instrument No. 20151016-0105396, dated October 15, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 172-11-0B-002.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 306, and as Instrument No. 20141223-0017560, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20150223-0015580, re-recorded as Instrument No. 20150903-0090050, and amended as Instrument Nos. 20190520-0047320, and 20190520-0047325, said Register's Office.

Declaration of Covenants, Conditions and Restrictions Christiansted Valley Homeonwer's Association, Inc. of record as Instrument No. 19991221-0305559, amended as Instrument No. 20000728-0074515, and supplemented as Instrument No. 20070206-0015266, said Register's Office.

Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706, said Register's Office.

This is improved property located at 6817 Christiansted Lane Nashville TN 37211

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 1st day of August, 2019.

Michael J. Keil

Lauren J. Keil

STATE OF INDIANA)

COUNTY OF HAMILTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Keil and Lauren J. Keil, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2019.

Notary Public

My Commission Expires: 01/04/2026

#708965

NOTARY PUBLIC SEAL STATE OF INDIANA

KELLI HARTMAN
Hamilton County
My Commission Expires
January 4, 2026