THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822335**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) WILLIAMSON CNTY The actual consideration or value, whichever is greater, for this transfer is: $388,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2019. Notary Public My Commission Expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

WARRANTY DEED

Address New Owner: Kevin M. Keefe and Lina Keefe ~~100 Gale Park Lane~~ ~~Nashville TN 37204~~ 1535 Rosella Ct Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-06-OD-053.00-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 E. McKee and Kim C. McKee, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin M. Keefe and Lina Keefe, husband and wife**, ("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, being Unit No. 53 on the Plat of Gale Park Single Family Homes, a Condominium of record as Instrument No. 20110224-0015356, amended as Instrument No. 20110311-0019705, which was corrected by Scrivener's Affidavit of record in Instrument No. 20110531-0041215, further amended as Instrument No. 20120508-0039773, further amended as Instrument No. 20120921-0086162 and further amended as Instrument No. 20130306-0022201, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to MICHAEL E. MCKEE and KIM C. MCKEE, by deed from GALE PARK, LLC, of record in Instrument No. 20111209-0096423, dated December 5, 2011, 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. 118-06-OD-053.00-CO.

Matters shown on the Plan of record as Instrument No. 20110208-0011108, said Register's Office. Master Deed for Gale Park Master Condominium of record as Instrument No. 20110224-0015350, amended as Instrument No. 20110311-0019706, as further amended as Instrument No. 20120508-0039772, further amended as Instrument No. 20120921-0086161 and further amended as Instrument No. 20130306-0022200 and Instrument Number 20131230-0130919, in said Register's Office.

Master Deed for Gale Park Single Family Homes of record as Instrument No. 20110224-0015356, amended as Instrument Nos. 20110311-0019705 and 20110531-0041215, further amended as Instrument No. 20120508-0039773, further amended as Instrument No. 20120921-0086162 and further amended as Instrument No. 20130306-0022201, in said Register's Office.

Karen Johnson Davidson County
Batch# 290198 DEEDWARR
09/24/2019 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20190924-0096928
201909240096928

Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10131, page 935 and Book 10131, page 939, said Register's Office.

Drainage, Detention Access Road and Sign Agreement of record in Book 9237, page 382, said Register's Office.

Site Development Agreement of record in Book 9237, page 425, said Register's Office.

Reciprocal Easement Agreement of record in Book 9237, page 452, amended as Instrument No. 20000317-0027643, said Register's Office.

Slope and Grading Easement of record as Instrument No. 20041108-0134230, said Register's Office.

Cancellation of Easements and Restrictions of record in Book 9237, page 354, said Register's Office.

Inspection and Maintenance Agreement for Private and Stormwater Management Facilities of record as Instrument No. 20100810-0063194, said Register's Office.

Restrictions contained in Memorandum of Lease of record in Book 8246, page 227, said Register's Office.

This is improved property located at 100 Gale Park Lane Nashville TN 37204

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 19th day of September, 2019.

Michael E. McKee

Kim C. McKee

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael E. McKee and Kim C. McKee, 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 19th day of September, 2019.

Notary Public

My Commission Expires: 05-26-2020

GREGORY C. BOLING
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

True Copy of Certification

I, Bonnie Curry, 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

