Name and Address of New Owner:
Bernard Keith and Meredith Keith
2016 Hawks Nest Drive
Hermitage, Tennessee 37076

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 291548 DEEDWARR
09/26/2019 09:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20190926-0097832

Map & Parcel No: 098-06-0A-184.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose F. Del Rosario and Wife, Amy Del Rosario**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bernard Keith and Meredith Wimberly Keith, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 168, on the Plan of Phase Two, Section "A", Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jose F. Del Rosario and wife Amy Del Rosario, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company recorded October 24, 2007, of record in Instrument No. 20071024-0125728, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2016 Hawks Nest Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of September, 2019.

(SEAL)
Jose F. del Rosario

(SEAL)
Amy del Rosario

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2019, before me personally appeared Jose F. del Rosario and Amy del Rosario, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of September, 2019.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of September, 2019.

Notary Public
My commission expires: 11-8-22
File No. 2019-508

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Dellana Loubhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Loubhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19