Prepared by:
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Karen Johnson Davidson County
Batch# 331761 DEEDWARR
12/18/2019 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20191218-0130582

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me this 18th day of December, 2019.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
James Keith Kephart 2137 Brookwood Lane Murfreesboro, TN 37129	Same	133-11-0A-041.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Carol A. Croft, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James Keith Kephart, an unmarried man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. G-1 of Canterbury Hall Condominiums, a horizontal property regime established by master deed of record in Book 5440 Page 255, and subsequently amended in Book 5441 Page 819, and as shown on the plan of said condominium of record in Book 5200 Page 159, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carol A. Croft, unmarried, by deed from Alison D. Peak, married of record in Instrument No. 20160223-0017318, Register's Office for Davidson County Tennessee, and dated February 22, 2016.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Canterbury Hall Condominiums of record in Master Deed Book 5440 Page 255 and amended in Book 5441 Page 819 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Master Deed Book 5440, Page 255 and amended in Book 5441 Page 819 in the official records of Davidson County Register of Deeds.

3. ByLaws of record in Master Deed Book 5440 Page 255 and amended in Book 5865 Page 101 Register's Office for Davidson County, Tennessee

This property is improved property known as 500 Paragon Mills Road, Apt. G1, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of December, 2019.

Carol A. Croft

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of December, 2019, before me personally appeared Carol A. Croft, 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 18th day of December, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY