BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2020. Notary Public MY COMMISSION EXPIRES: MAY 2, 2022 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KRYSTAL MASSEY	**GUARANTEED RATE, INC.**	**141-06-0D-014.00-CO**
(NAME)	(NAME)	
3027 HARPETH SPRINGS DR.	**3940 N. RAVENSWOOD AVE.**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	**CHICAGO, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 375192 **DEEDWARR**
03/20/2020 09:06:31 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20200320-0030688

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOSEPH R. KEOHANE, III, AND RACHEL KEOHANE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRYSTAL MASSEY, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 14, as shown on the Horizontal Property Regime Private Element plan entitled Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH R. KEOHANE, III, AN UNMARRIED MAN, by deed from AMANDA L. OVERMYER, AN UNMARRIED WOMAN, of record in Instrument No. 20140918-0085694, dated September 16, 2014, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20030213-0019999; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889;ByLaws of The Townhomes Of River Bridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020987; Easement for railroad purposes of record in Book 1298, Page 244; Agreement for Dedication of Public Utilities of record in Book 7601, Page 415; Storm Water Detention Agreement of record in Instrument No. 20021217-0155374; Easement granted to ComCast of Nashville of record in Instrument No. 20121114-0104692; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3027 HARPETH SPRINGS DR., NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of March, 2020.

JOSEPH R. KEOHANE, III

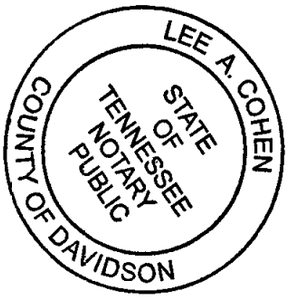
RACHEL KEOHANE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph R. Keohane, III, and Rachel Keohane, husband and wife**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of March, 2020.

My commission expires: **May 2, 2022**



Notary Public