Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES20-5136

Karen Johnson Davidson County
Batch# 389323 **DEEDWARR**
04/21/2020 12:55:36 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20200421-0041793

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $555,000.00

Hewitt B. Brooks
Affiant

Subscribed and sworn to before me this 17th day of April, 2020.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hewitt Berryhill Brooks et ux 5136 Glencarron Drive Nashville, TN 37220	new owner	161-01-0B-120.00-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 **Kyle H. Keith and Emily N. Keith, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Hewitt Berryhill Brooks and Lauren Byers Brooks, husband and wife,** 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 Lot No. 44 on the Plan of Final Plat of First Revision, Phase Three, Section Two, Aberdeen Woods, a Planned Unit Development of record in Instrument No. 20011231-0144800, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle H. Keith and Emily N. Keith, husband and wife, by deed, from Brad Lewallen a/k/a James Bradford Lewallen and Julie Lewallen a/k/a Julie Benedict Lewallen, husband and wife, of record in Instrument No. 20160815-0084617, Register's Office for Davidson County, Tennessee, and dated August 12, 2016.

This conveyance is made subject to the following:

1. Restrictions, Dedications, Conditions, Reservations, Easements, and other matters shown on the plat of Phase 3, Section 2, First Revision, Aberdeen Woods, as recorded in Instrument No. 20010906-0096711 and revised in Instrument No. 20011231-0144800 Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 10790 Page 189, Book 11303 Page 555, Book 11714 Page 843, Instrument No. 20000203-0011436 and Instrument No. 20030221-0023491 Register's Office for Davidson County, Tennessee.

3. Charter of Aberdeen Woods Homeowners Association, Inc. recorded in Book 10792 Page 896 Register's Office for Davidson County, Tennessee.

4. Right of Way Easement to Electric Power Board of record in Book 2595 Page 563 Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7086 Page 401 Register's Office for Davidson County, Tennessee.

6. All matters appearing on the plan of Aberdeen Woods of record in Instrument No. 20011231-0144800 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5136 Glencarron Drive, Nashville, TN 37220

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 17th day of April, 2020.

Kyle H. Keith

Emily N. Keith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of April, 2020, before me personally appeared Kyle H Keith and Emily N Keith, 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 17th day of April, 2020.

Notary Signature:
My commission expires: 2/12/23

