39B

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Karen Johnson Davidson County
Batch# 452412 **DEEDWARR**
08/07/2020 11:19:26 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200807-0088084

Subscribed and sworn to before me, this 6th day of August, 2020.

Notary Public
My commission expires: 7/9/22

LISA WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2022

07-2007-87212

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ashley K. Keen	CapStar Bank	147-10-0-151.00
5004 Whispering Hills Court	2002 Richard Jones Rd #300A	
Nashville TN 37211	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Erin Elizabeth Reynolds now Ross, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ashley Khrystene Keen, an unmarried woman,** hereinafter called the Grantees, their successors and 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 Lot No. 490, on the Plan of Whispering Hills, Section II-C, of record in Book 2663, Pages 66 and 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin Elizabeth Reynolds, unmarried by deed from Patricia Ann Stephens and Coordination Plus, LLC, a Tennessee Limited Liability Company, dated December 21, 2012, recorded January 3, 2013, of record in Instrument No. 20130103-0000916, Register's Office for Davidson County, Tennessee.

Steve Ross, spouse of Erin Elizabeth Ross, joins in the execution of this instrment to convey his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **5004 Whispering Hills Court, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of August, 2020.

Erin Elizabeth Ross

Steve Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Erin Elizabeth Ross and Steve Ross**, 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 in Brentwood, TN, this 4th day of August, 2020.

Carol M Holmes
Notary Public

My Commission expires: 2/19/24

