Karen Johnson Davidson County
Batch# 467474 DEEDWARR
09/01/2020 09:37:30 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20200901-0099069

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35668-08-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2020. Notary Public My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angela Whitfield 5308 Brentview Hills Court Nashville, TN 37220	FNM Bank 10 Cadillac Drive #100 Brentwood, TN 37027	Map and Parcel No.: 16004012900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jennifer L. Keller, a married woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Angela Whitfield, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section 5, Brentview Hills, as of record in Plat Book 3842, page 260, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer L. Keller, a married person, by deed dated August 27, 2012 from David Saye Kixmiller and wife, Michelle Lee Kixmiller of record in Instrument No. 20120910-0081920, Register's Office for Davidson County, Tennessee.

This is improved property located at 5308 Brentview Hills Court, Nashville, Davidson County, Tennessee 37220.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 16004012900.
2. Restrictive Covenants contained in an instrument of record in Book 4404, page 813, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3842, page 260, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out herein.
Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out herein.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Zachary Keller, husband of Jennifer L. Keller, joins in the execution of this instrument for the purpose of conveying any and all of his interest in the subject property, marital or otherwise, to Grantee.

IN WITNESS WHEREOF, this instrument is executed on this 31st day of August, 2020.

Jennifer L. Keller

Zachary Keller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer L. Keller and Zachary Keller, 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, at office, this 31st day of August, 2020.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires:

Certificate of Authenticity

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

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY