Karen Johnson Davidson County
Batch# 501344 DEEDWARR
10/26/2020 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,189.40
20201026-0123479

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **862,000.00**.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2020.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Deaton & Amy Deaton	Morgan Stanley Private Bank	MAP 155-10-0B-
1821 McEwen Avenue	4270 Ivy Pointe Blvd, Ste 400	PARCEL 010.00-CO
Nashville, TN 37206	Cincinnati OH 45245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Keith Ketelsen and Lyn Ketelsen, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Deaton and Amy Deaton, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 10 on the Plan of Final Plat of Natchez Pointe, Cluster Lot of record in Plat at Instrument No. 20080402-0033047, 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 Keith Ketelsen and Lyn Ketelsen, husband and wife by Special Warranty deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180525-0050474 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 25, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record as Instrument Number 20080402-0033047; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20080128-0008610 and Instrument Number 20180521-0048617; (4) Charter of record in Instrument Number 20080128-0008611; (5) Stormwater Detention Agreement of record in Instrument Number 20070226-0023092; (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20070226-0023127; (7) Easement for Tennessee Valley Authority of record in Book 6471, Page 897 and Instrument No. 20000331-0032265; (8) Transmission Line Easement of record in Book 4150, Page 109; (9) Conveyance to Natchez Pointe Homeowners' Association, Inc. of record in Instrument Number 20200102-0000154; (10) Subject to rights of others in and to the common areas and/or elements; (11) All visible easements; (12) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7245 Natchez Pointe Drive, Nashville, TN 37221.**

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 the 19th day of October, 2020.

Lyn Ketelsen by James A. Waechter, Attorney-in-Fact

Keith Ketelsen by James A. Waechter, Attorney-in-Fact

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 **James A. Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Lyn Ketelsen and Keith Ketelsen**, as their Attorney in Fact, as the free act and deed of the within named **Lyn Ketelsen and Keith Ketelsen**.

Witness my hand and official seal this the 19th day of October, 2020.

My Commission expires MAR 6, 2024

Notary Public

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, do hereby make 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 to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

