WARRANTY DEED

Karen Johnson Davidson County
Batch# 595513 DEEDWARR
03/19/2021 09:28:44 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210319-0036518

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Matt Keef and Demetria Nicole Kiene	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
9122 Sawyer Brown Rd		142090H09000CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(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, I, **Deborah A. Graham, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATT HALE KEEF, AN UNMARRIED MAN AND DEMETRIA NICOLE KIENE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9122, together with the Carport designated No. 9122-C, in River Plantation, Section IX Phase II-B a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue Davidson County, Tennessee, as shown on the plat of River Plantation Section IX, Phase II-B, Condominium Apartments, recorded in Book 7900, Page 365, et seq., Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 8061, Page 341, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property co-owners and tenants of River Plantation, Section IX, Phase 11-B Condominium Apartments, contained in the master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Burt M. Graham and spouse, Deborah A. Graham, by virtue of that certain Warranty Deed dated July 2, 2012, and being of record at Instrument No. 20120705-0059018 in the Register's Office of Davidson County, Tennessee. The said Burt M. Graham having deceased on or about November 3, 2020, leaving Deborah A. Graham the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 7900, Page 365, By-Laws of record in Instrument No. 20180501-0041146, Charter recorded at Instrument No. 20041105-0133835, Reservations, by-laws, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Book 8061, Page 341, as amended at 20041124-0140994 and 20180501-0041146 , **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 9122 Sawyer Brown Rd. 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 **my hand** this 11 day of March, 2021.

Deborah A. Graham

Deborah A. Graham

STATE OF Oregon
COUNTY OF Deschutes

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Deborah A. Graham**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of March, 2021.

Jessica Y Kelley

Notary Public
My Commission Expires: Nov. 25, 2023

OFFICIAL STAMP
JESSICA LORENE KELLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 993723
MY COMMISSION EXPIRES NOVEMBER 25, 2023