Karen Johnson Davidson County
Batch# 617412 DEEDWARR
04/19/2021 09:37:29 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20210419-0051698

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $219,900.00 Affiant Subscribed and sworn to before me, this 15 day of April, 2021. Notary Public My commission expires: 6-17-2024

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Keating **Ana Keating Sabrina Keating**	New Owner	**181050A31400CO**
934 Governors Ct #314		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Aimee Hall, unmarried, and Ronald W. Hall and Melissa J. Hall, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sabrina Keating, an undivided 1/3rd interest, David Chris Keating, an undivided 1/3rd interest, and Ana Keating, an undivided 1/3rd interest, as tenants in common

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 a certain Condominium Apartment, being Unit No. 314, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118, Register's Office of Davidson County, Tennessee, for a more complete and accurate description of said Unit.

Being the same property conveyed to Aimee Hall, an unmarried person, as to an undivided one-half interest (the "Individual Interest"), and Ronald W. Hall and wife, Melissa J. Hall, as to an undivided one-half interest, as tenants by the entirety (the "Entireties Interest"), with the Individual Interest and the

Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, dated September 9, 2019, of record in Instrument No. 20190912-0092269, in the Register's Office of Davidson County, Tennessee.

Further being a part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Tennessee Bank & Trust, a Tennessee corporation, dated October 30, 2017, of record in Instrument No. 20171103-0112843, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 934 Governors Ct #314, Antioch, TN 37013.

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 in 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.

Aimee Hall Date: 4/15/21

Aimee Hall

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Aimee Hall, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Melissa J. Hall Date: 4/9/21
Melissa J. Hall

Ronald W. Hall Date: 4-9-21
Ronald W. Hall

STATE OF ~~Pulaski~~ UDM Kentucky

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of said County and State, Ronald W. Hall, and Melissa J. Hall, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 7-16-2024

