**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 210836914**

Karen Johnson Davidson County
Batch# 713178 **DEEDWARR**
09/13/2021 09:20:39 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20210913-0121952

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $735,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2021.

Notary Public
My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Hunter DeBerry and Lauren DeBerry<br>640 Devon Drive<br>Nashville TN 37220 | New Owner | Tax Parcel ID No.<br>146-15-0-036.00 |

**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, **Samuel McCullough Keith, II and Natalie Harrison Keith, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hunter DeBerry and Lauren DeBerry, husband and wife**, ("Grantees"), their successors, 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. 117 on the Plan of Haileywood Estates, Section VI of record in Plat Book 2331, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 117 fronts 116 feet on the Northwesterly side of Devon Drive and extends back 209.6 feet on the Northeasterly line and 205.3 feet on the Southwesterly line, to a dead line in the rear on which it measures 158 feet.

Being the same property conveyed to Samuel McCullough Keith, II and Natalie Harrison Keith, husband and wife by Warranty deed from Tyne Enterprises, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150324-0025369 Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 24, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 158, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2634, Page 612, Book 4115, Page 512, Book 3983, Page 358, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 640 Devon Drive Nashville TN 37220

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantors warrant this instrument is effective as of the 10th day of September, 2021.

Samuel McCullough Keith, II

Natalie Harrison Keith

STATE OF FLORIDA )
COUNTY OF WALTON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel McCullough Keith, II and Natalie Harrison Keith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

Marilyn Harrell Nolte
Notary Public
State of Florida
Comm# HH111117
Expires 3/29/2025