WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

O-CBB-21-5220

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX)

Karen Johnson Davidson County
Batch# 793251 **DEEDWARR**
01/19/2022 01:39:32 PM 2 pgs
Fees: $13.00 Taxes: $2,941.50

20220119-0007420

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bryan Decapite and Tonya Decapite	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	
5220 Almadale Cr	**PO Box 961292**	**171-04-0A-029.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Fort Worth, TX 76161-0292**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT KEITH AND MARY ANN KEITH, HUSBAND AND WIFE AND NILES KEITH AND KYLE KEITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYAN DECAPITE AND TONYA DECAPITE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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. 29 on the Plan of Brownstone, Section One, as shown on plat of record in Plat Book 9700, Page (s) 496 and 497, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tammy Mellons, Trustee by Quitclaim Deed from Scott Keith and wife, Mary Ann Keith, of record in Instrument No. 20200430-0045274, Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 30, 2020, and within the same deed the said Tammy Mellons, Trustee conveyed his interest in the subject property to Mary Ann Keith and Scott Keith, wife and husband (a 1/2 undivided interest) and Kyle Keith, an unmarried man and Niles Keith, an unmarried man (a 1/2 undivided interest), as tenants in common with right of survivorship.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of P.U.D. Boundary Brownstone of record in Plat Book 9700, Page 455, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Brownstone Homeowners Association, Inc. with By-Laws appended thereto, of record in Book 10658, Page 952 and amended in Instrument No. 20010118-0005695, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Brownstone Homeowners Association, Inc. of record in Book 10659, Page 15, in the Register's Office for Davidson County, Tennessee.
- Open Space Area Deed of record in Instrument Number 20010719-0076872, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10951, Page 689, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5220 Almadale Cr, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14 DAY OF JANUARY, 2022.

Scott Keith, by his attorney in fact, Kyle Keith
Scott Keith, by his attorney in fact, Kyle Keith

MaryAnn Keith, by her attorney in fact, Kyle Keith
Mary Ann Keith, by her attorney in fact, Kyle Keith

Niles Keith

Kyle Keith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE KEITH , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SCOTT KEITH AND MARY ANN KEITH, and who acknowledged he/she/they executed the same as the free act and deed of the said SCOTT KEITH AND MARY ANN KEITH.

Witness my hand and official seal, this the 14th of January, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE KEITH, the within named bargainor, 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 and official seal, this the 14th of January, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NILES KEITH, the within named bargainor, 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 and official seal, this the 14th of January, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212