Karen Johnson Davidson County
Batch# 905572 DEEDWARR
08/19/2022 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20220819-0094073

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37288-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 19th day of August, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dave Anderson Sue Anderson 1271 Red Fox Road Tryon, NC 28782	Dave Anderson Sue Anderson 1271 Red Fox Road Tryon, NC 28782	Map and Parcel No.: 072 06 4G 002.00

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, **Shannon McKeivier Lariviere and Justin Mark Lariviere, wife and husband (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Dave Anderson and Sue Anderson, husband and wife (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1215 Keller Avenue, Nashville, Davidson County, Tennessee 37216.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 have executed this instrument on the 19th day of August, 2022.

GRANTORS:

Shannon McKeivier Lariviere

Justin Mark Lariviere

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannon McKeivier Lariviere and Justin Mark Lariviere, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1213 and 1215 Keller Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1213 and 1215 Keller Avenue, a Horizontal Property Regime, of record in Instrument No. 20190710-0066988, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Shannon McKeivier Lariviere and Justin Mark Lariviere, Wife and Husband, by Warranty Deed from Blackacre Development Company, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200511-0048592, in the Register's Office of Davidson County, Tennessee, dated May 08, 2020 and recorded on May 11, 2020.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of the Resubdivision of Part Lot 9 & all of Lot 10, Keller Subdivision of the Maxey Home Place, as recorded in Instrument No. 20190531-0052066.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190710-0066988.
4. Easement for Driveway, recorded in Book 3821, Page 23.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4215, Page 70.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/19/22

GEORGE E. MUDTER, JR.
Dated 8/19/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/19/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

