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PREPARED BY (AND RETURN TO):
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W & I Ref:( SB ) Title No: 44936
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/13/03 13:42 2pgs
Fees:13.00 Taxes:592.00
20030813-0116276

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Michael D. Keen<br>4717 Aaron Drive<br>Antioch, Tennessee 37013 | New Owner |

**TAX MAP-PARCEL NUMBERS:** 173-04-A-072

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$160,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **C. Jeanne Hill**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Keen** married hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No.72 on the Plan of Phase 1 of Oak Highlands of record in Book 6900, pages 431 – 435 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to C. Jeanne Hill by deed from Yazdian Construction, Inc. of record in Book 9338, page 436, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 431-435, said Register's Office, which Plan shows a 20 foot minimum building setback line from Aaron Drive together with a designated building site, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot and a 20 foot drainage easement along the rear line of said lot and a 10 foot public utility easement along the northerly lot line and a 15 foot utility easement along the front line; The Declaration of Covenants, Conditions and Restrictions of record in Book 7350, page 24, Book 7367, page 587; Book 7367, page 615, Book 8765, page 77, Book 8765, page 77, Book 8765, page 90, and notes on Book 6900, page 432, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 4717 Aaron Drive, Antioch, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 9th day of August, 2003.

C. Jeanne Hill

C. Jeanne Hill

**State of** TENNESSEE

**County of** DAVIDSON

On this 9th day of August, 2003 , before me the undersigned authority, personally appeared C. Jeanne Hill , to me known (or proved to me on the basis of satisfactory evidence) to be the ~~person~~(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**State of** TENNESSEE

**County of** DAVIDSON

My Commission Expires MAR. 31, 2007

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Sworn and subscribed before me this the 9th day of August, 2003

Notary Public

My Commission Expires: 11/4/06

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN