WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/06 12:53 3 pgs
Fees:18.00 Taxes:344.84

20060810-0098630

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,200.00

Amy L. Hall
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2006.

STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 4, 2010 DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISION EXPIRES: PERPETUITY SEC

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Amy Hall	**same**	**165-14-92**
4917 Peppertree Drive		
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 ACKNOWLEDGED, WE,

Terry E. Keup, unmarried

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

Amy Hall, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All All matters on the Plan of Record in Plat Book 8250, page 119, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Misc. easements and intrusions PUD Boundary of record in Book 6900 , page 943, said Register's Office.

All Restrictions of record in Book 7982, page 736, Book 8757, page 607, and Book 8678, page 514, said Register's Office.

All By-Laws of record in Book 8757, page 623, said Register's Office.

All Charter for HOA of record in Book 8757, page 639, said Register's Office.

All Subject to rights of others in and to common areas/elements.

All Subject to lien for special assessment contained in DCCR"s/Master Deed.

(X) Improved
This ( ) Unimproved property is known as: **4917 Peppertree Drive**
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 not 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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.

Witness my hand this **4th** day of **August, 2006.**

Terry E. Keup

Terry E. Keup

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Terry E. Keup**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood TN

This 4th day of August, 2006.

Notary Public

My Commission Expires: RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 85, Peppertree Forest, Section 13, as of record in Book 8250, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laqueta McClanahan Dukes, by deed from Jerry Butler, and wife, Georgia Seul Butler, filed of record 01/13/1993 in Book 8839, page 852, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry E. Keup, unmarried, by Warranty Deed from Laqueta McClanahan Dukes, unmarried, dated 09/15/04 and filed for record 09/17/04 in Instrument No. 20040917-0111960, Register's Office for Davidson County, Tennessee.