Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kenneth D. Keller
5845 Nolensville Pike #209
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Bank, FSB
100 Mallard Creek Road, Suite 250
Louisville, KY 40207

MAP 161-16A
GROUP
PARCEL 64CO

Davidson County DEEDWARR
Recvd: 08/06/07 15:44 2 pgs
Fees:13.00 Taxes:562.40
20070806-0093618

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Amanda G. Olson, and husband, Adam J. Olson,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kenneth D. Keller and wife, Jamie L. Keller**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unio. 64 on the Plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covemants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, 20040317-003572, 20040913-0083179, 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda G. Olson, married by deed from Beazer Home Corp dba Phillips Builders of record in Instrument no 20041007-0121553, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **5845 Nolensville Pike #209, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **3rd** day of **August, 2007.**

Amanda G. Olson

Adam J. Olson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Amanda G. Olson, and husband, Adam J. Olson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of August, 2007.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 2007.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009