Davidson County DEEDWARR
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Fees:13.00 Taxes:333.00

20080925-0097740

**This instrument prepared by, record and return to:**
**Robbie L. McLean, Atty**
**5342 Western Avenue**
**Knoxville, TN 37921**

**Owner and Responsible Taxpayer:**
**Rhonda and Carmen Keisman**
**1420 Bell Trace Drive**
**Antioch, TN 37013**

## WARRANTY DEED

**THIS INDENTURE** made this 22nd day of August 2008 between **Marcia Lynn Hewitt, unmarried,** hereinafter referred to as FIRST PARTIES, and **Rhonda A. Keisman, unmarried and Carmen M. Keisman, unmarried,** hereinafter referred to as SECOND PARTIES.

**WITNESSETH,** that FIRST PARTY for and in consideration of the sum of TEN ($10.00) DOLLARS to it in hand paid by SECOND PARTIES, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey to SECOND PARTIES the following described real property, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS IF COPIED VERBATIM.**

with the hereditaments and appurtenances thereto appertaining. TO HAVE AND TO HOLD the said premises to SECOND PARTIES, their heirs and assigns forever. And the FIRST PARTY for itself and for its successors does hereby covenant with the said SECOND PARTIES, their heirs and assigns that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all encumbrances except current taxes which shall be prorated between the parties at closing, and that it will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF, FIRST PARTY** has caused this instrument to be executed the day and year first above written.

Marcia Lynn Hewitt

**Marcia Lynn Hewitt**
State of TN
County of Williamson
Personally appeared before me, the undersigned, a Notary Public in and for said state and county, **Marcia Lynn Hewitt,** who proved to be so upon presentation of satisfactory identification, and who further acknowledged that he/she/they executed the above-instrument for the purposes stated therein as his/her/their own free act and deed.

Witness my hand and seal at office this 22nd day of August 2008.

My Commission Expires: 1.07.2012 NOTARY PUBLIC

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

"I hereby swear or affirm that the actual consideration or true value of this conveyance, whichever is greater is $90,000.00."

Rhonda A. Keisman
AFFIANT

Sworn to and subscribed before me this 22nd day of August 2008.

My Commission Expires: 1.07.2012 NOTARY PUBLIC

**PREPARER MAKES NO REPRESENTATION AS TO ACCURACY OF DESCRIPTION AND STATUS OF TITLE, DOCUMENT HAVING BEEN PREPARED FROM INFORMATION PROVIDED BY GRANTOR.**

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

EXHIBIT "A"

SITUATED in Davidson County, Tennessee being known and designated as Lot 60-A on the Plan of Hickory Park Villas Section Two Zone Lot Division, Lots 40 through 46 and 58 through 66 as shown of record in Book 6250, page 615 in the Register's Office for Davidson County, Tennessee to which plan specific reference is hereby made and incorporated herein as if copied verbatim.

SUBJECT to restrictions of record in Plat Book 5200, page 603; Plat Book 6250, page 615; Book 6815, page 800 and Charter in Book 7891, page 217 in said Register's Office.

SUBJECT to governmental zoning and subdivision ordinances and regulations in effect thereon.

FOR PRIOR DEED REFERENCE SEE INSTRUMENT # 20011213-0137837 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID # 16216005200

Property Address: 1420 Bell Trace Drive, Antioch, TN 37013