Davidson County DEEDWARR
Recvd: 10/14/08 09:30 2 pgs
Fees:13.00 Taxes:604.27
20081014-0103267

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,315.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2008.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TAMMY HOWELL 1133 Burlingame Court Antioch, Tennessee 37013	Same address as new owner	MAP 150-08-0-151.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THREE THOUSAND THREE HUNDRED FIFTEEN AND NO/100 ($163,315.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KIMBERLY N. KEYES, formerly known as KIMBERLY N. MARSH, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TAMMY HOWELL, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 431 on the Plan of Somerset, Phase 1, of record in Plat Book 6900, page 690 and 691, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kimberly N. Marsh, a single woman by Warranty Deed dated August 31, 2005 from Thomas J. Gaffney, Jr. and wife, Pamela E. Gaffney, of record in Instrument No. 20050909-0108756, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 1133 Burlingame Court, Antioch, Tennessee 37013.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6900, page 690 and 691; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2009 property taxes, which taxes are not yet due or payable but which taxes will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 6th day of October, 2008.

Kimberly N. Keyes

KIMBERLY N. KEYES, formerly known as KIMBERLY N. MARSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **KIMBERLY N. KEYES, formerly known as KIMBERLY N. MARSH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of October, 2008.

Notary Public

My commission expires: 9/25/10

