Davidson County DEEDWARR
Recvd: 11/05/08 10:09 2 pgs
Fees:13.00 Taxes:604.95
20081105-0109964

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353.0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Laura M. Keck** **107 Southampton Court** **Goodlettsville, TN 37072**	SEND TAX BILLS TO: Countrywide Bank, FSB 4531 Olde Perimeter Way, #200 Atlanta, GA 30346	MAP-PARCEL NUMBERS: **02607011800**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

MICHAEL REED and wife, ASHLEY REED

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

LAURA M. KECK, an ummarried woman,

HEREINAFTER called the GRANTEE, her 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 Lot No. 196 on the plan of Windsor Green, Phase 2, Section 1, of record in Plat Book 6250, Page 989, and as corrected in Plat Book 7205, Page 890, said Register's Office to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michael Reed and wife, Ashley Reed, by warranty deed from John C. Bannach and wife, Emily E. Bannach, of record as Instrument No. 20040819-0100105, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **107 Southampton Court, Goodlettville, Tennessee 37072.**

unimproved ( )

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, their heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 27th day of October, 2008.

Michael Reed
MICHAEL REED

Ashley Reed
ASHLEY REED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MICHAEL REED and wife, ASHLEY REED** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of October, 2008.

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-23-12

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$160,000.00~~ $163,500.00.

AFFIANT

Sworn to and subscribed to before me this 29th day of October, 2008.

NOTARY PUBLIC
My Commission Expires:

DEBBIE A TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075