BILL GARRETT, Davidson County
Trans:T20090029370 DEEDWARR
Recvd: 05/04/09 15:12 2 pgs
Fees:13.00 Taxes:521.70
20090504-0040648

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Katie Dyan Pickens
2120 Lebanon Pike, #86
Nashville, TN 37210

SEND TAX BILL:

BANK OF AMERICA
2021 N GALLATIN RD STE 280
MADISON, TN 37115

MORTGAGEE:
BANK OF AMERICA

MAP AND PARCEL:
MAP 95-5-B
PARCEL 168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard Kennedy, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Katie Dyan Pickens, unmarried** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 86 on the Master Deed of Easthaven Townhomes of record as Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357 and in Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, to which Master Deed of record is made for a more complete description thereof.
>
> Being the same property conveyed to RICHARD KENNEDY, UNMARRIED, by deed from R. J. YORK HOMES, LLC, of record as Instrument No. 20050105-0001522, dated December 15, 2004, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 2120 Lebanon Pike, #86, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property 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 himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of ~~May~~ April, 2009.

Richard Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of ~~May~~ April, 2009.

Notary Public

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires: 9-25-2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $141,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of ~~May~~ April, 2009.

NOTARY PUBLIC

My Commission Expires: _____

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010