# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,900.00

x Keena Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2009

Jennifer S. Dunlap
Notary Public:

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Kaleb Harris | SunTrust Mortgage, Inc. | Parcel ID: |
| 133 Sophie Drive | 401 Commerce Street, Suite 6100 | 176010B05600CO |
| Antioch, TN 37013 | Nashville, TN 37219 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Lekita Thomas Goins, f/k/a Lekita S. Thomas, and husband, Randy J. Goins**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Kaleb Harris and wife, Keena Harris**
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:

BEING Lot No. 127 on the Plan of Maxwell Place, of record in Instrument 20050418-0042714, and corrected in Instrument 20050614-0067855, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lekita S. Thomas, a single person, by deed from Beazer Homes Corp. of record in Instrument 20080902-0089300, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Instr. 20050418-0042714 and Instr. 20050614-0067855; (3) Restrictive Covenants of record in Book 4063, page 299; and Instrument 20060301-0023937, (4) Charter for Homeowner's Assoc. of record in Instr. 20060309-0027699; (5) Storm Water Detention Agreement of record in Instr. 20050322-0030977; (6) Right of Way Agreement of record in Book 4063, page 299, Said Register's Office; and (7) Easement to Tenn. Power Co. of record in Chancery Book 86, pae 429, said Register's Office.

Randy J. Goins joins in this conveyance to convey and and all marital rights he may have in and to said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 133 Sophie Drive, Antioch, TN 37013

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 12th day of June, 2009.

~~Lekita Thomas~~ Goins
Lekita Thomas Goins

Randy J. Goins by Lekita Thomas Goins attorney in fact

BILL GARRETT, Davidson County
Trans:T20090040306 DEEDWARR
Recvd: 06/17/09 10:45 2 pgs
Fees:13.00 Taxes:513.93

20090617-0056284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lekita Thomas Goins, 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 official seal this 12th day of June, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lekita Thomas Goins, 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 on behalf of Randy J. Goins as his Attorney in Fact, as the free act and deed of the within named Randy J. Goins.

Witness my hand and official seal this 12th day of June, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.