BILL GARRETT, Davidson County
Trans:T20090049532 DEEDWARR
Recvd: 07/22/09 13:54 2 pgs
Fees:13.00 Taxes:419.95
20090722-0068842

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of June, 2009, by and between Jarred McNeal and Amanda McNeal, husband and wife, party of the first part, and Claire White, a single person, and Keith K Jenkins, a single person, as joint tenants with right of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as Unit No. 146, in a Horizontal property regime as shown on the Condominium site plan of Pepper Ridge Condominiums, as of record in Book 8250, at Page 162, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and accurate legal description.

Being all or part of the same property conveyed to Jarred McNeal and Amanda McNeal by virtue of that certain Cash Deed dated February 27, 2009, at Instrument No. 20090305-0019726 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20080923-0096851, dated September 17, 2008 from James B. Nutter by virtue of Warranty Deed at Instrument No. 20080428-0043063 dated April 21, 2008, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jarred McNeal

Amanda McNeal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jarred McNeal and Amanda McNeal, with whom I am personally

acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Claire White and Keith K Jenkins
146 Pepper Ridge Circle
Antioch TN 37013

Tax Parcel No 149050A14600CO

Property Address: 146 Pepper Ridge Circle
Antioch, TN 37013

MAIL TAX
BILLS TO: Bank of America, NA
101 South Tryon Street
Charlotte NC 28255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $113,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2009

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
DAWN D. THASE
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

Return TO:
Foundation Title and Escrow, LLC
9175 Carothers Parkway
Suite 110
Franklin, TN 37067