STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Jennifer Neu
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14 DAY OF October, 2009.

NOTARY PUBLIC

My Commission expires

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09100006

Karen J. Karas

Address of New Owner	Send Tax Bills To:	Tax Information:
Jennifer Neu and John C. Neu 463 Huntington Ridge Drive Nashville, TN 37211	Same	161-11-0A-194

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Karen J. Karas,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Neu, an unmarried woman and John C. Neu, a married man GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Unit No. 194 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Karen J. Karas, unmarried by deed from John W. Stapp, IV and wife, Patricia N. Stapp dated 05/20/1992 at Book 8632, page 869, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
463 Huntington Ridge Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2009 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plan of Huntington Ridge Townhouses, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded in Book 4729, page 687, as amended in Book 4889, page 905 and in Book 5394, page 243 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Easement of record in Book 6396, page 896, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Stormwater Agreement of record in Book 9732, page 551 and in Book 11345, page 59, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

BILL GARRETT, Davidson County
Trans:T20090070835 DEEDWARR
Recvd: 10/19/09 10:03 2 pgs
Fees:13.00 Taxes:407.00
20091019-0096343

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, her heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her 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.

IN WITNESS WHEREOF, **Karen J. Karas,** has caused this instrument to be executed, this the 14 day of October, 2009.

Karen J. Karas

Karen J. Karas

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Karen J. Karas**, 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.

This the 14 day of October, 2009.

My commission Expires: 10/22/10

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
LEWIS BONNER MCCOY
CHEATHAM COUNTY