THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090082317 DEEDWARR
Recvd: 12/04/09 13:31 2 pgs
Fees:13.00 Taxes:5624.00
20091204-0111291

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2009

Notary Public

MY COMMISSION EXPIRES: 9/8/2013

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Bennett	NEW OWNER	MAP 131-01-0
3418 Trimble Road		PARCEL 101.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **A & K Enterprises, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Bennett and spouse Stephane Braun**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Russwood Heights, as of reord in Book 2133, pages 12 and 13, Register's Office for said County. Said Lot No. 44 fronts 192 feet on the southerly side of Trimble Road and runs back 324 feet on the southerly line and 278.2 feet on the northerly line, to a dead line in the rear measuring 103.2 feet.

BEING the same property conveyed to A & K Enterprises, LLC, a Tennessee limited liability company, by warranty deed from Regions Bank, Conservator for Robert D. Balch, Jr. and Bessie C. Balch of record as Instrument No. 20070720-0086732, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2010 taxes which have been prorated and assumed by Grantee; (2) All matters appearing on the plan of record of record in Book 2133, pages 12 and 13; (3) Restrictions of record in Book 2098, page 60.

This is **(X)** IMPROVED property known as **3418 Trimble Road, Nashville, TN 37215.**

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 the 1st day of December, 2009.

A & K Enterprises, LLC

BY: Charles Rogan Allen
Charles Rogan Allen

ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Charles Rogan Allen, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Chief Manager of the maker, **A & K Enterprises, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 1st day of December, 2009.

My Commission expires May 1, 2012

Notary Public

