This Instrument Prepared By:

Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090711

Send Tax Bills To:
F & M BANK
322 MAIN ST.
CLARKSVILLE, TN 37040

BILL GARRETT, Davidson County
Trans:T20090082804 DEEDWARR
Recvd: 12/08/09 08:46 2 pgs
Fees:13.00 Taxes:647.50
20091208-0112098

New Owner is:
Kimberly Laquice Howard
4300 Cambridge Drive
Antioch, TN 37013

MAP: 151-09-0A

PARCEL: 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jason Keyes and wife, Jill Keyes**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kimberly Laquice Howard, a single person** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 6 on the Final Plat of Long Hunter chase, a residential Planned Unit Development, Phase I, Section III, of record in Plat book 9700, page 958, in the Register's Office for Davidson County, tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jason Keyes and wife, Jill Keyes by Warranty Deed from Troy charlton and wife, Julianne Charlton and Jackie Charlton and wife, Margaret Ann Charlton, dated 08/15/2006 amd recorded 09/07/2006 in Instrument Number 20060907-0110729, Register's Office for Davidsonn County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **4300 Cambridge Drive, Antioch, TN 37013**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 4th day of December, 2009.

GRANTOR(S):

JASON KEYES

JILL KEYES

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JASON KEYES AND JILL KEYES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 4th day of December, 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC

My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 4th day of December, 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC

My commission expires: 7-29-13