WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100027113 DEEDWARR
Recvd: 05/06/10 10:22 2 pgs
Fees:13.00 Taxes:582.75
20100506-0034486

State of Tennessee)
County of Davidson)

G#4517-4

The actual consideration or value, whichever is greater, for this transfer is **$157,500.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2010.

Notary Public

My commission expires: 10-21-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
A. Grant Anderson	Suntrust Mortgage	**Map 150-14-0-D Parcel 062.00co**
4624 Buckpasser Avenue	P.O. Box 79041	
Antioch, TN 37013	Baltimore, MD 21279	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Keeneland Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

A. Grant Anderson, a single person

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

LAND in Davidson County, Tennessee, being Lot No. 146 on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, as of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Keeneland Partners, LLC, by Trustee's Deed dated February 4, 2010, from John M. Baird, Successor Trustee, of record in Instrument No. 20100205-0009314, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256, said Register's Office; Supplementary Declaration of Restrictive Covenants for Keeneland Downs, of record in Instrument No. 20100329-0023418, said Register's Office; Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, said Register's Office; Charter of Keeneland Downs Homeowners' Association, Inc., of record in Instrument No. 20100329-0023419, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (__X__) unimproved (____) property, known as: **4624 Buckpasser Avenue, 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 29th day of April, 2010.

Keeneland Partners, LLC

By: _____
Carl A. Neuhoff, Jr. Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Secretary** of **Keeneland Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.**, as **Secretary.**

Witness my hand, at office at Nashville, Tennessee, this **29th** day of **April, 2010.**

_____
Notary Public

My Commission Expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.