Return to: JTC

Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100040614 DEEDWARR
Recvd: 07/02/10 09:05 2 pgs
Fees:13.00 Taxes:517.63
20100702-0051907

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$139,900.00.**

Affiant

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

Notary Public

My commission expires: 3/7/2011
(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
Jermaine C. Alston	**Avenue Bank**	**Map 150-14-0-D Parcel 045.00CO**
4719 Backstretch Boulevard	**3823 Cleghorn Avenue**	
Antioch, TN 37013	**Nashville, TN 37215**	

FOR AND IN 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, WE,

Keeneland Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jermaine C. Alston, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 129 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 plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to Thomas E. Ford by Warranty Deed from Fischer & Ford Group, LLC, of record in Instrument No. 20070702-0078615, June 2, 2007, Register's Office for Davidson County, Tennessee. The property was further conveyed to Hamilton Church Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Thomas E. Ford, a Tennessee resident, of record in Instrument No. 20091202-0110059, November 30, 2009, Register's Office for Davidson County, Tennessee. The property was further conveyed to Keeneland Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Hamilton Church Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20100325-0022296, dated March 24, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictive Covenants, of record in Instrument No. 20100329-0023418, and Supplementary Declaration for Keeneland Downs, in Instrument No. 2010329-0023418, 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(s) herein.

This is improved (__X__) Unimproved (____) property, known as **4719 Backstretch Boulevard, 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 June, 2010.

Keeneland Partners, LLC, a Tennessee limited liability company

By: _____
Carl A. Neuhoff, Jr. Vice President & 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 **Vice President & Secretary** of **Keeneland Partners, LLC, a Tennessee limited liability company,** 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 **Vice President & Secretary.**

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

Notary Public

My Commission Expires: 10-21-12

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