THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 11010067** BILL GARRETT, Davidson County Trans:T20110014876 DEEDWARR Recvd: 03/14/11 08:27 2 pgs Fees:13.00 Taxes:702.63 20110314-0019737	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $189,900.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2011. Notary Public My Commission Expires: 7-22-14 AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Jerry L. Keith and Sherry Keith 1312 Crestfield Drive Nashville TN 37211	Send Tax Bills To: Churchill Mortgage Corp. 761 Old Hickory Blvd. Ste 400 Brentwood TN 37027	Tax Information Tax Parcel ID No. 172120B16200CO

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 of which is hereby acknowledged, **Jack D. Pruett and Joan W. Pruett, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerry L. Keith and Sherry Keith, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 419, PLAN OF SECTION EIGHT, BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Page 6 and Plat Book 7900, Pages 387 and 388, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack D. Pruett and wife, Joan W. Pruett by Warranty Deed from Yazdian Construction, Inc., recorded on the 14th day of January, 1993 in Book 8840, Page 814, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Covenants, Conditions and Restrictions recorded in Book 8069, Page 170 and Book 8634, Page 799 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws of Bradford Hills Homeowners' Association, Inc. recorded in Book 8071, Page 531.

Charter of Bradford Hills Homeowners Association, Inc. recorded in Book 8071, Page 520.

Open Space recorded in Book 8154, Page 304.

Deed of Conveyance recorded in Book 8377, Page 769 and Book 8377, Page 808.

Easement recorded in Book 10316, Page 622.

This is improved property located at 1312 Crestfield Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2011.

Jack D. Pruett

Jack D. Pruett

Joan W. Pruett

Joan W. Pruett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack D. Pruett and Joan W. Pruett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2011.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014