Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

39-B
File #11-1135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles P. B. Vanderpool, and Andrea L. Vanderpool**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Keller, an unmarried man as to ½ undivided interest, and Isaiah Keller and wife, Harmoni D. Keller as to ½ undivided interest, as tenants in common with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 322, Phase III, Plan of Villages of Brentwood Subdivision, as shown by Plat of record in Plat Book 6250, Page 918, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles P.B. Vanderpool and wife, Andrea L. Vanderpool by Limited Liability Warranty Deed from SIRVA Relocation, LLC dated 4-26-05 of record in Inst. No. 20050524-0058607, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4940 Yorkshire Road, Brentwood TN, 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of June, 2011.

Charles P. B. Vanderpool

Andrea L. Vanderpool

BILL GARRETT, Davidson County
Trans:T20110048943 DEEDWARR
Recvd: 08/10/11 10:32 2 pgs
Fees:13.00 Taxes:584.60

20110810-0061622

State of Tennessee)
County of Davidson)

On this 15th day of June, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles P. B. Vanderpool and Andrea L. Vanderpool, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 158,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2011.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Jeffrey Keller
Isaiah and Harmoni D. Keller
4940 Yorkshire Road
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Keller
4940 Yorkshire Road
Brentwood, TN 37027

TAX MAP-PARCEL #:
161-1-A-217