BILL GARRETT, Davidson County
Trans:T20110053303 DEEDWARR
Recvd: 08/29/11 15:39 2 pgs
Fees:13.00 Taxes:616.05
20110829-0066804

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Selina Harris
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 11-1005

Property Address:
505 Erna Ct., Antioch, TN 37013
Map/Parcel 162.16-0D-049.00CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ellery Channing Workman and Emily Webb Workman**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Kwadwo Asante and April D. Asante, Husband and Wife**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 3 ON THE PLAN OF HONEY BROOK , SECTION THREE, as shown by Plat Book 7900, Page 379 and 380, Register's office for Davidson, Tennessee, to which reference is made for the complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from William James Hall and wife, Patsy H. Hall, dated January 31, 2002, and recorded February 5, 2002, in the Register of Deeds for the County of Davidson, as Document No. 20020205-0016115.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2011 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $166,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 15th day of August, 2011.

_____ {Seal}
Ellery Channing Workman

_____ {Seal}
Emily Webb Workman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2011, before me the undersigned officer, personally appeared Ellery Channing Workman and Emily Webb Workman, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

_____
Notary Public

My Commission expires: _____

Grantors' Name, Address, Phone:
Ellery Channing Workman
Emily Webb Workman

Grantee's Name, Address, Phone:
Kwadwo Asante
505 Erna Court
Antioch, TN 37013

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration of value whichever is greater is $166,500.00.

_____
Affiant

_____
Notary Public

(Affix Seal)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015