BILL GARRETT, Davidson County
Trans:T20120016695 DEEDWARR
Recvd: 03/07/12 08:41 2 pgs
Fees:13.00 Taxes:101.38
20120307-0019826

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of February, 2012, by and between Roy C Forkum and Deana Forkum, a married couple, party of the first part, and Larry D Keck, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Unit No. 905 in Four Maples Condominium, a Horizontal Property Regime, as shown on the Plat of record in Book 5200,Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and otherwise known as 905 Coarsey Drive, Nashville, Tennessee.

Being all or part of the same property conveyed to Roy C. Forkum and Deana Forkum, by virtue of that certain Cash Deed dated July 22, 2011, at Instrument No. 20110802-0059197 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Roy C Forkum by Deana Forkum Attorney in fact
Roy C Forkum by Deana Forkum , Attorney In Fact

Deana Forkum

State of Tennessee
County of Davidson
On this 22nd day of February, 2012, before me personally appeared Deana Forkum, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Roy C Forkum and acknowledged that she executed the same as the free act and deed of the said Roy C Forkum.

WITNESS my hand and official seal at office this 22nd day of February, 2012.

My Commission Expires: 9-8-13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Deana Forkum, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that sheexecuted the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Larry D Keck
905 Coarsey Dr
Nashville, TN 37217

Tax Parcel No 107130A00500CO

Property Address: 905 Coarsey Dr
Nashville, TN 37217

MAIL TAX BILLS TO: Larry D Keck
905 Coarsey Dr
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $27,400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Larry D. Keck
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of February, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY