23877-4
Box 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120022739 DEEDWARR
Recvd: 03/29/12 09:29 2 pgs
Fees:13.00 Taxes:77.70
20120329-0026624

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$21,000.00**.

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2012.

Notary Public

My commission expires: 1/6/14

(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Keeneland Partners, LLC, a Tennessee limited liability company	**New Owner**	**Map 150-14-0-D, Parcel 074.00CO**
421 East Iris Drive, Suite 300		
Nashville, TN 37204		

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,

Avenue Bank, a Tennessee state bank

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

Keeneland Partners, LLC, a Tennessee limited liability company

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. 158 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 the same property conveyed to Avenue Bank by Deed from Jack F. Stringham, II, Substitute Trustee, of record in Instrument No. 20081217-0120985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictive Covenants, of record in Instrument No. 20050428-0047256 and Supplementary Declarations, of record in Instrument No. 20100329-0023418, 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 (____) Unimproved (__X__) property, known as **4604 Buckpasser Avenue, 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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 **26th** day of **March, 2012.**

Avenue Bank

By: Opal Hamb SVP

Opal Hamb, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Opal Haub**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Senior Vice President of the **Avenue Bank**, within named bargainor, a state bank, and that she as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the state bankr by herself as such Senior Vice President.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **March, 2012.**

Etta Carter

Notary Public

My Commission Expires: 11/3/15

