BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120075623 DEEDWARR
Recvd: 10/05/12 09:07 2 pgs
Fees:13.00 Taxes:475.76
20121005-0091301

State of Tennessee)
County of Davidson)

G#23952-2

The actual consideration or value, whichever is greater, for this transfer is **$128,585.00**.

Heidi S. Brandon
Affiant

Subscribed and sworn to before me, this the 4th day of October, 2012.

Notary Public

My commission expires: 9-19-16
(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Heidi S. Brandon	**Pinnacle Bank**	**150140D 02400CO**
4913 Secretariat Drive	**150 3rd Avenue South, Suite 900**	
Antioch, TN 37013	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Keeneland Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Heidi S. Brandon, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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. 108 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 said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Keeneland Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated September 20, 2012, from Avenue Bank, of record in Instrument No. 20120924-0086346, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) Taxes for the year 2012, which have been prorated and paid by the Grantor herein, and subsequent years, not yet due and payable;

2) All matters shown on the Plan of record in Instrument No. 20070612-0070162, said Register's Office;

3) Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256 and Supplementary Declaration of Restrictive Covenants for Keeneland Downs, of record in Instrument No. 20100329-0023418, Register's Office for Davidson County, Tennessee;

4) Right-of-Way Easements to Davidson County, Tennessee, of record in Book 2544, Page 388, and in Book 2544, Page 450, Register's Office for Davidson County, Tennessee;

5) Right-of-Way Easement to Colonial Pipeline Company, of record in Book 3570, Page 15, Register's Office for Davidson County, Tennessee;

6) Storm Water Detention Agreement of record in Instrument No. 20051026-0129107, said Register's Office;

7) Easement to BellSouth Telecommunications, Inc., of record in Instrument No. 20070625-0075335, Register's Office for Davidson County, Tennessee;

8) Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, Register's Office for Davidson County, Tennessee; and,

9) Charter of Keeneland Downs Homeowners' Association, Inc., of record in Instrument No. 20100329-0023419, Register's Office for Davidson County, Tennessee.

This is improved property, known as: **4913 Secretariat Drive, 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 4th day of October, 2012.

Keeneland Partners, LLC, a Tennessee limited liability company

By: _____
Carl A. Neuhoff, Jr. Vice President and Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Vice President and Secretary** of **Keeneland Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.,** as such officer.

Witness my hand, at office at Nashville, Tennessee, this **4th** day of **October, 2012.**

_____
Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.