G#25039-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062910 DEEDWARR
Recvd: 07/24/13 10:08 2 pgs
Fees:13.00 Taxes:647.13
20130724-0076376

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$174,900.00**.

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2013.

Notary Public

My commission expires: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
Freda Espy	owner at property address	**150140D05300CO**
4637 Buckpasser Avenue		
Antioch, TN 37013		

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

Freda Espy, 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. 137 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, by Trustee's Deed dated February 17, 2010, from John M. Baird, Successor Trustee, of record in Instrument No. 20100217-0012139, Register's Office for Davidson County, Tennessee.

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

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

2) Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256, Register's Office for Davidson County, Tennessee;

3) Supplementary Declaration of Restrictive Covenants for Keeneland Downs, of record in Instrument No. 20100329-0023418, said Register's Office;

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, Register's Office for Davidson County, Tennessee;

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;

9) Charter of Keeneland Downs Homeowners' Association, Inc., of record in Instrument No. 20100329-0023419, said Register's Office; and,

10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **4637 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 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 19th day of July, 2013.

Keeneland Partners, LLC, a Tennessee limited liability company

By: _____
William R. Hostettler, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William R. Hostettler,** 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 **President** 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 **William R. Hostettler** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **19th** day of **July, 2013.**

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

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