25412-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086837 DEEDWARR
Recvd: 10/08/13 08:59 2 pgs
Fees:13.00 Taxes:591.63
20131008-0105427

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$159,900.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2013.

Notary Public

My commission expires:
(AFFIX SEAL)

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
Roosevelt Shoulders, II **Judy A. McAdory**	**Movement Mortgage, LLC**	**Map 150-14-0-D Parcel 041-00CO**
4912 Secretariat	**841 Seahawk Circle**	
Antioch, TN 37013	**Virginia Beach, VA 23452**	

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,

Keeneland Partners, LLC, a Tennessee limited liability company

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

Roosevelt Shoulders, II, an unmarried man and Judy A. McAdory, an unmarried woman, as joint tenants

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. 125, on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, 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 from John M. Baird, Successor Trustee, dated February 17, 2010,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 as shown in Instrument No. 20070612-0070162, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

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

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

4) Stormwater Detention Agreement of record in Instrument No. 20051026-0129107, Register's Office for Davidson County, Tennessee.

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

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

7) 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.

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

9) 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 (_X__) Unimproved (____) property, known as **4912 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 30th day of September, 2013.

Keeneland Partners, LLC

By:_____

Carl A.Neuhoff, Jr. Vice President & 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., Vice President & Secretary** 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 & 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 **Vice President & Secretary.**

Witness my hand, at office at Nashville, Tennessee, this **30th** day of **September, 2013.**

_____

Notary Public

My Commission Expires:_____