25670-4
Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140000997 DEEDWARR Recvd: 01/06/14 14:06 1 pgs Fees:13.00 Taxes:77.70 20140106-0001274	The actual consideration or value, whichever is greater, for this transfer is **$21,000.00.** Affiant Subscribed and sworn to before me, this the 2nd day of January, 2014. Notary Public My commission expires: May 5, 2015 (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
Keeneland Partners, LLC	**New Owner**	**Map 150-14-0-D, Parcel 002.00CO**
421 East Iris Drive		
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. 86 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 part of the same property conveyed to Avenue Bank by Trustee's Deed from Jack F. Steingham, II, Substitute Trustee, dated December 17, 2008, of record in Instrument No. 20081217-0120985, Register's Office for Davidson County, Tennessee.

This is improved (____) Unimproved (__X__) property, known as **4605 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 **2nd** day of **January, 2014.**

Avenue Bank, a Tennessee state bank

By: _____
James P. McCann, Executive 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 James P. McCann, 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 Executive Vice President of Avenue Bank, a Tennessee state bank, the within named bargainor, a banking association, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking association by himself as such Executive Vice President.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **January, 2014.**

My Commission Expires: Sept. 11th, 2017

Notary Public

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY