RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140042859 DEEDWARR
Recvd: 06/17/14 14:22 2 pgs
Fees:13.00 Taxes:634.55
20140617-0052832

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $171,500.00
(one hundred seventy-one thousand, five hundred dollars)

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 13th day of June, 2014.

NOTARY PUBLIC

My commission expires: 7-13-14

Delisha Lowhorn State of Tennessee Notary Public Davidson County

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

Record and return to:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Jimmy and Add Charousapha 4717 Aaron Drive Antioch TN, 37013	Jimmy and Add Charousapha 4717 Aaron Drive Antioch TN, 37013	173-04-0A-07200

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MICHAEL D. KEEN, A MARRIED MAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JIMMY CHAROUSAPHA, UNMARRIED, AND ADD CHAROUSAPHA, MARRIED, AS TENANTS IN COMMON

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE PLAN OF PHASE 1 OF OAK HIGHLANDS OF RECORD IN BOOK 6900, PAGES 431 - 435 REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, RESTRICTIONS, CONDITIONS, RESERVATIONS, RIGHTS OF WAY AND SETBACKS OF RECORD. AND MORE PARTICULARLY LINED OUT IN DEED FILED AS DOCUMENT 20030813-0116276.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL D. KEEN, MARRIED BY WARRANTY DEED FROM C. JEANNE HILL, UNMARRIED AS RECORDED 08/13/2003AS DOCUMENT 20030813-0116276.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 4717 AARON 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13th day of June, 2014.

Michael D. Keen

Michael D. Keen

Sharron Diane Keen

Sharron Diane Keen

SHARRON DIANE KEEN is the spouse of MICHAEL D. KEEN, and is executing this Warranty Deed for the sole purpose of relinquishing her marital and spousal rights.

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, The within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 13th day of June, 2014.

Notary Public

My commission expires: 7-13-14

Dallena Lowhorn
State of Tennessee Notary Public
Davidson County