WARRANTY DEED

NOTARY PUBLIC, AT LARGE, DAVIDSON COUNTY, TENNESSEE

BOOK 11613 PAGE 988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

× _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 1999.

Kimberly R Parker
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Z. Kerns	**Columbia National, Incorporated**	**97-824**
(NAME) **4101 Helena Bay Court**	(NAME) **P.O. Box 3050**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Columbia, MD 21045-6050**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Cora Moat and Mary Drennon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Z. Kerns and wife Wanda L. Kerns, 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. 290 on the Plan of Lake Park Section 8 of record, in Plat Book 4885, Page 184, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 290 fronts 66.42 feet on the southerly side of Port Anadarko Trail and fronts together 116.28 feet on the westerly side of Helena Bay, said frontage being joined by a curve having a distance of 36.76 feet and runs back 136.44 feet on the south line and 182 feet on the west line to a point of intersection.

Being the same property conveyed to Gerald Moat and wife Cora Moat and Mary Drennon by deed of record in Book 10826, Page 697, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

The said Gerald Moat having since deceased.

unimproved ☐

This is improved ☒ property, known as **4101 Helena Bay Ct., Hermitage, TN 37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

4322 08/10 0101 03CHECK 621.50

0622668

IDENTIF. → REFERENCE

99 AUG 10 PM 1:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of July, 1999 before me personally appeared Joan Perro, the person who executed the foregoing instrument on behalf of Mary Drennon and Cora Moat, and acknowledged that she executed the same as the free act and deed of the said Mary Drennon and Cora Moat, through Power of Attorney granted Joan Perro, by the said Mary Drennon and Cora Moat

Witness my/our hand(s) this 30th day of July, 1999.

Mary Drennon by Joan Perro AIF
Mary Drennon

Cora Moat by Joan Perro AIF
Cora Moat

State of Tennessee
County of ~~Davidson~~ Rutherford KRP

On this 30th day of July, 1999 before me personally appeared Joan Perro, the person who executed the foregoing instrument on behalf of Mary Drennon and Cora Moat and acknowledged that she executed the same as the free act and deed of the said Mary Drennon and Cora Moat, through Power of Attorney granted her by the said Mary Drennon and Cora Moat.

Witness my hand and official seal at Antioch, Tennessee, this 30th day of July 1999.

Commission expires: 5/26/2002

Kimberly R. Parker
Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11613 PAGE 990

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0622668
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 1:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
165000.00
CON TX 610.50
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
CFEE 2.00
TOTAL 621.50
CHECK 621.50

08/10/99 01 13:46 0001 4322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502499