WARRANTY DEED

Return
Cumberland Title Company
13018 Lebanon Road, Suite 104
Mt. Juliet, Tennessee 37122

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$150,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF AUGUST, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~ 1/9/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNY KERNS	Suntrust Mortgage, INC.	**72-10-345**
(NAME) **2915 SCOTT AVENUE**	(NAME) 201 4th Ave. N. 6th Fl.	Davidson County DEEDWARR Recvd: 08/30/05 14:49 2 pgs Fees:13.00 Taxes:556.85
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Nashville TN 37219	20050830-0103875
(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, **MURIEL WOODARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNY KERNS and JENNIFER KERNS, husband and wife**, 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:

FOR LEGAL DESCRIPTION, PLEASE SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☒ property, known as **2915 SCOTT AVENUE, NASHVILLE, TN 37206**

(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.

Witness **my hand** this **26th day of August, 2005.**

Muriel Woodard
MURIEL WOODARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **MURIEL WOODARD** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **26th day of August, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008

JUSTIN TATUM Notary Public

EXHIBIT A

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

LAND IN THE 11th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PARTS OF LOT 17 AND 18 ON THE PLAN OF KELLER'S SUBDIVISION, OF THE MAXEY HOME PLACE, AS OF RECORD IN BOOK 421, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF KELLER AVENUE AT IT'S INTERSECTION WITH SCOTT AVENUE, RUNNING THENCE WESTWARDLY ALONG KELLER AVENUE, 192.3 FEET TO THE NORTHEAST CORNER OF LOT NO. 16 IN SAID PLAN, RUNNING THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF LOT 16, 140 FEET MORE OR LESS THE NORTHWEST CORNER OF A 70-FOOT LOT RUNNING THENCE WITH THE NORTHERLY LINE OF SAID 70 FOOT LOT, 180 FEET MORE OR LESS TO A POINT IN THE WESTERLY MARGIN OF SCOTT AVENUE, AND THENCE NORTHERLY ALONG SCOTT AVENUE, 140 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MURIEL WOODARD, BY QUITCLAIM DEED FROM THOMAS W. WOODARD, DATED MAY 16, 2000, AND RECORDED JUNE 8, 2000, OF RECORD IN INSTRUMENT #20000608-0057227, AND PREVIOUSLY CONVEYED TO MURIEL BRENDA WOODARD, BY FINAL DECREE OF DIVORCE FROM THOMAS WILLIAM WOODARD, DATED AUGUST 30, 1982, AND RECORDED OCTOBER 3, 1982, OF RECORD IN BOOK 5946, PAGE 633, AND PREVIOUSLY CONVEYED TO THOMAS W. WOODARD AND WIFE, MURIEL D. WOODARD, BY WARRANTY DEED FROM HALLIE REESE SARVER, UNMARRIED, DATED AUGUST 14, 1967, AND RECORDED AUGUST 15, 1967, OF RECORD IN BOOK 4161, PAGE 707, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.