WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,900.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2007.

Carol L McArthur
Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan R. Kerr	Countrywide Home LOans, Inc.	172120A02800C0
(NAME)	(NAME)	
813 Cold Creek Trail	4500 Park Granada MSN # SVB-314	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Calabasas, CA 91302-1613	
(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, L. Steven Horswill-Johnston and wife, Michelle Horswill-Johnston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan R. Kerr and Kristina D. Kerr, 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. 39 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, Page 110 through 112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to L. Steven Horswill-Johnston and wife, Michelle Horswill-Johnston, by Warranty Deed dated April 15, 1999, from Russell Denault, unmarried, as of record in Book 11434, Page 742, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 813 Cold Creek Trail, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 05/21/07 09:17 2 pgs
Fees:13.00 Taxes:843.23
20070521-0059977

Witness our hands this 10th day of May, 2007.

L. Steven Horswill-Johnston

Michelle Horswill-Johnston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 10th day of May, 2007.

Commission expires: November 14, 2009

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 14, 2009
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Steven Horswill-Johnston and Michelle Horswill-Johnston, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of May, 2007.

Commission expires: November 14, 2009

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 14, 2009
DAVIDSON COUNTY