Davidson County DEEDWARR
Recvd: 06/18/07 10:53 3 pgs
Fees:18.00 Taxes:423.19
20070618-0072462

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $114,375.00.

**Affiant**

Subscribed and sworn to before me, this 15th day of June, 2007.

Notary Public

My Commission Expires: 11/22/10

STEPHANIE N. SPECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Eric Spence | Provident Funding Associates | |
| 721 Kent Road | P. O. Box 594 | 096-09-0A 721.00CO |
| Nashville, TN 37214 | Santa Rosa, CA 95402 | 3DZ 86121 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH K. BUNDY, BETTIE L. WHITE, AND KELLIE L. HOLLAND, SOLE HEIRS-AT-LAW OF MICHAEL KERNAN, DECEASED** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ERIC SPENCE,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A-721 on the Plan of Emery Place, of record in Book 6250, page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Kernan by deed from Kathryn S. Faulkner, of record as Instrument No. 20040306-0025382, Register's Office for Davidson County, Tennessee, the said Michael Kernan having since died intestate and leaving as his sole heirs-at-law Deborah K. Bundy, Bettie L. White, and Kellie L. Holland.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, page 719, Register's Office for said County.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6715, page 96, as amended at Book 6783, page 205 and second amendment of record at Book 6815, page 515, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6623, page 109, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of record in Book 6342, page 521, Register's Office for Davidson County, Tennessee.

6. Easement and right-of-way for electric power transmission lines conveyed to United States of America of record in Book 1255, page 219, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of any of the Grantors.

This is improved property known as 721 Kent Road, Nashville, TN 37214.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** our hands this 15th day of June, 2007.

Deborah K. Bundy

Deborah K. Bundy

By: Kellie L. Holland, Attorney-in-fact

Kellie L. Holland as Attorney-in-fact

Bettie L. White

Bettie L. White

By: Kellie L. Holland, Attorney-in-fact

Kellie L. Holland as Attorney-in-fact

Kellie L. Holland

Kellie L. Holland

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **KELLIE L. HOLLAND**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **ATTORNEY-IN-FACT FOR DEBORAH K. BUNDY**, the bargainor, and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Deborah K. Bundy as her free act and deed.

**WITNESS** my hand, at office, this 15th day of June, 2007.

Notary Public

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **KELLIE L. HOLLAND**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **ATTORNEY-IN-FACT FOR BETTIE L. WHITE**, the bargainor, and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Bettie L. White as her free act and deed.

**WITNESS** my hand, at office, this 15th day of June, 2007.

Notary Public

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLIE L. HOLLAND**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of June, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011