WARRANTY DEED

O-LHM-07-502

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,700.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Notary Seal present, but could not be reproduced.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Bill Garrett
Davidson County Register of Deeds

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarrad Mark Rikal	NEW OWNER	
502 Mystic Hill Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		18-7-90.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN M. KENERSON AND WIFE, CASSANDRA J. KENERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JARRAD MARK RIKAL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 26, CHARLESTON SQUARE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGES 37 AND 38, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KEVIN M. KENERSON AND WIFE, CASSANDRA J. KENERSON BY WARRANTY DEED FROM STEPHEN E. WALLER AND WIFE, MARY M. WALLER, RECORDED ON THE 3RD DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041103-0132755, RE-RECORDED AT INSTRUMENT NO. 20041123-0140496, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 4860, PAGES 37 AND 38; BOOK 4932, PAGE 13 AND AMENDED IN BOOK 5036, PAGE 898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 502 Mystic Hill Drive, Goodlettsville, Tennessee 37072
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 11/19/07 15:58 2 pgs
Fees:13.00 Taxes:605.69
20071119-0135485

Witness my/our hand(s) this 15th day of November, 2007.

Kevin M. Kenerson

Cassandra J. Kenerson

Cassandra J. Kenerson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin M. Kenerson and Cassandra J. Kenerson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903