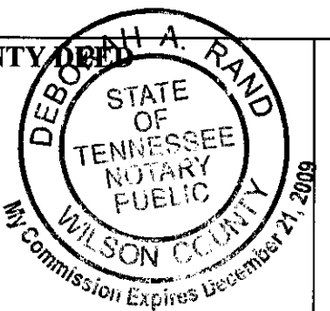
File No. 271100492

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/10/07 13:47 2 pgs
Fees:13.00 Taxes:791.80

20071210-0142386

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 12-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Seidl	Crown Mortgage Services	Map 042-015-0 Parcel 016.00
(NAME)	(NAME)	
127 Graycroft Avenue S.	812 Wren Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Stephen Kerns, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Seidl, a single man and Rebecca Shubart, a single woman, as tenants in common with the right of survivorship,** 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 the 11th Civil District of Davidson County, Tennessee, being part of an unrecorded tract shown on the Plan of Marthonna Subdivision, described as follows: Beginning on the easterly margin of Graycroft Road at the northwest corner of the property conveyed to Olga W. Davidson by deed from John A. Melford, Trustee, of record in Book 2458, Page 439, Register's Office for Davidson County, Tennessee; thence with Davidson's and Lawrence's northerly line, South 88 deg. 17' East 266.7 feet to the westerly line of Block "C" on the Map of Marthonna; thence with the westerly line of said Block, North 1 deg. 48' East 101.1 feet; thence North 88 deg. 17' West 268.4 feet to the easterly margin of Graycroft Road; thence with said Road, South 2 deg. 10' East 40.7 feet, continuing with said Road, South 2 deg. 42' West 60.5 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is property conveyed in Fee Simple by Final Order Third Circuit Court of Davidson County, Tennessee, Number 88C-3448 to Metropolitan Government of Nashville and Davidson County, from Keith Leonard and wife, Shirelle L. Leonard, of record in Book 8463, Page 429, Register's Office for Davidson County, Tennessee as follows:

Being a 5 foot wide strip of land lying adjacent to, parallel, and on the east side of the existing right-of-way line of South Graycroft Avenue for a distance of 101 feet and containing therein a area of 505 square feet. more or less.

Being the same property conveyed to Stephen Kerns by Warranty Deed dated August 4, 2005, from Caliten Investments, LLC of record in Instrument No. 20050809-0093937, Register's Office for Davidson County, Tennessee.

Cassie Kerns, spouse of Stephen Kerns, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that she may have in said property, including but not limited to the marital interest.

This property is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years; Easement for sanitary sewers and/or storm drainage as shown of record in Book 5599, page 961, Register's Office for DAVIDSON County; Right-of-Way for Graycroft Road, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 127 South Graycroft Avenue, Madison, TN 37115

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 our hands this 30th day of November, 2007.

Stephen Kerns

Cassie Kerns

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stephen Kerns and Cassie Kerns, 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 at office this 30th day of November, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

File Number: 271100492

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds