Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jessica Kerr
2068 Stanford Village Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
9000 Southside Blvd #600
Jacksonville, FL 32256

MAP 173-11-0
GROUP
PARCEL 18.00co

Davidson County DEEDWARR
Recvd: 03/04/08 08:15 2 pgs
Fees:13.00 Taxes:658.60
20080304-0021275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Brian H. Williams and wife, Stephanie Williams,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jessica Kerr, unmarried,** hereinafter called the GRANTEE, her 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. 18 on the Plan of Section One, Stanford Village, of record in Instrument No. 20000204-0012060 & Instrument No. 20000204-0012061, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian H. Williams and wife, Stephanie Williams by deed from Michael H. Chapman and wife, Jenay K. Chapman of record in Instrument No. 20060329-0035717, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **2068 Stanford Village Drive, Antioch, Tennessee 37013.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **29th** day of **February, 2008.**

Brian H. Williams

Stephanie Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brian H. Williams and Stephanie Williams**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of February, 2008.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

178,000.00 JK

The actual value or consideration, whichever is greater, for this transfer is ~~$175,000.00~~

AFFIANT

Subscribed and sworn to before me on this 29th day of February, 2008.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008