WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

File No.: 2008030006

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Ste 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel F. Kearns and Sara M. Kantrow	SAME	118-1-6
(NAME)	(NAME)	
1501 Beechwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I/WE, Suzanne D. Myers and husband, James T. Myers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel F. Kearns, unmarried, and Sara M. Kantrow, unmarried, as joint tenants with rights 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 Davidson County, Tennessee, being the easterly half of Lot No. 93 on the Belmont Land Company's Plan of Lots, called "Belmont Heights," as of record in Plat Book 421, page 34, Register's Office for said County.

Said part of Lot No. 93 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines with the westerly margin of 15th Avenue, South, formerly Harpeth Street, 188 feet to an alley.

Being the same property conveyed to SUZANNE D. MYERS AND HUSBAND, JAMES T. MYERS, by deed from SUZANNE VASILIKI DEMMAS N/K/A SUZANNE VASILIKI DEMMAS MYERS, of record in Book 11302, page 478, dated January 7, 1999, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1501 Beechwood Avenue, Nashville, TN 37212
(House Number) (Street) (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: 03/31/08 13:12 2 pgs
Fees:13.00 Taxes:1787.10
20080331-0032164

Witness my/our hand(s) this 27th day of March, 2008.

Suzanne D. Myers

James T. Myers

STATE OF TENNESSEE
COUNTY OF Davidson

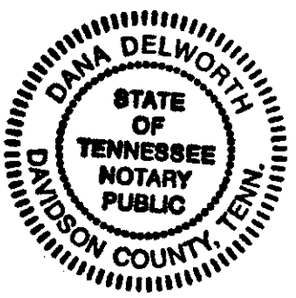
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Suzanne D. Myers and James T. Myers, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th day of March, 2008.

Dana Delworth

Notary Public

My Commission Expires 01/24/09



RETURN TO:

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1222 16th Avenue South, Ste 10
Nashville, TN 37212