Davidson County DEEDWARR
Recvd: 05/09/08 13:40 2 pgs
Fees:13.00 Taxes:1034.34

20080509-0048325

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $279,550.00

Bonnie Bodkin
Affiant

Subscribed and sworn to before me, this 28th day of April, 2008.

Notary Public
My commission expires: 1/23/10

02-0804-45992

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Todd Stratton 304 Stone Heath Court Nashville TN 37211	New Owner	180-03-0-A-023.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David W. Kern and wife, Michelle K. Kern, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Todd Stratton, Married, hereinafter called the Grantees, their successors 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. 130, on the Plan of Section 1C, Stone Creek Park, of record in Book 9700, Page 652, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Kern and wife, Michelle K. Kern by deed from Robert W. Beard and wife, Jan E. Beard, dated February 22, 2002, recorded February 25, 2002, of record in Instrument No. 20020225-0023687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Stone Heath Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18 day of April, 2008.

David W. Kern

Michelle K. Kern

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David W. Kern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Wilson County, ____, this 18 day of April, 2008.

CONNIE N. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie N. Turner

State of Tennessee at Large

My Commission expires 10/23/10

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michelle K. Kern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Wilson County, this 18 day of April, 2008.

Connie N. Turner

State of Tennessee at Large

My Commission expires
10/23/10

CONNIE N. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY