BILL GARRETT, Davidson County
Trans: T20090023195 DEEDWARR
Recvd: 04/07/09 12:57 2 pgs
Fees: 13.00 Taxes: 428.83
20090407-0031817

Record & Return To:
Foundation Title & Escrow
30 Burton Hills Blvd, Ste. 175
Nashville TN 37215

WARRANTY DEED

G-CK-09-0917

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Tabitha Edwards
Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2009.

Kelly Ann Callaghan
Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Renee Smith	Suntrust Mortgage, Inc.	
917 Heritage View Court	(NAME) 401 Commerce St., Ste 6100	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37219	42-8-130.00
(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 KENERSON CASSANDRA KENERSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN RENEE SMITH, UNMARRIED, 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 12, HERITAGE VIEW SUBDIVISION, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 772, 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 KENERSON AND CASSANDRA KENERSON, HUSBAND AND WIFE BY SPECIAL WARRANTY DEED FROM CONSUMER SOLUTIONS REO, LLC, RECORDED ON THE 20TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081120-0114375, 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 IN PLAT BOOK 6900, PAGE 772; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7778, PAGE 461 AND BOOK 8592, PAGE 433; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 5515, PAGE 953 AND BOOK 6021, PAGE 839; EASEMENT FOR WATER LINE OF RECORD IN BOOK 7966, PAGE 142 AND BOOK 8192, PAGE 229; EASEMENT FOR SEWER OF RECORD IN BOOK 7814, PAGE 344 AND BOOK 8204, PAGE 210, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 917 Heritage View Court, Madison, Tennessee 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 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.

Witness my/our hand(s) this 20th day of February, 2009.

Kevin Kenerson

Cassandra Kenerson

Cassandra Kenerson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Kenerson and Cassandra 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 20th day of February, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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