RECORD AND RETURN TO:
Mitchell A. Watts, Attorney 2400 Crestmoor Road #102 Nashville, TN 37215

File No. 210030590

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100021774 DEEDWARR
Recvd: 04/13/10 09:08 2 pgs
Fees:13.00 Taxes:547.60
20100413-0027767

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 8.20.13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David T. Poag Carianne E. Lance	Fifth Third Mortgage Company	MAP 07210034500
(NAME) 2915 Scott Ave.	(NAME) 5050 Kingsley Drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Denny Kerns and Jennifer Kerns, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **David T. Poag and Carianne E. Lance, Both unmarried, as joint tenants with right of survivorship,** hereinafter called the grantee(s), 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 the northerly parts of Lots 17 and 18 on the Plan of Keller's Subdivision, of the Maxey Home Place, as of record in Plat Book 421, Page 86, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Keller Avenue, at intersection with Scott Avenue, running thence westwardly along Keller Avenue, 192.3 feet to the northeast corner of Lot No. 16 in said plan; running thence southerly along the easterly margin of Lot No. 16, 140.0 feet, more or less, to the northwest corner of a 70-foot lot; running thence with the northerly line of said 70-foot lot, 180.0 feet, more or less, to a point in the westerly margin of Scott Avenue; and thence northerly along Scott Avenue, 140.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Denny Kerns and Jennifer Kerns, husband and wife by Warranty Deed dated August 26, 2005, from Muriel Woodard and filed for record on August 30, 2005, in Instrument No. 20050830-0103875, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 421, Page 86, Register's Office of said County.

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 2915 Scott Ave., Nashville, TN 37216
(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 hands this 9th day of April, 2010.

Denny Kerns

Jennifer Kerns

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Denny Kerns and Jennifer Kerns, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of April, 2010.

Commission expires: 9.2.2013

Notary Public

File Number: 210030590

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON