WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024925 DEEDWARR
Recvd: 04/27/10 10:02 2 pgs
Fees:13.00 Taxes:1107.78

20100427-0031719

R-RE-10-5536

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,400.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-31-14

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean C. Van Kerkhove	NEW OWNER	
5536 Traceside Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		155-16-A-5.00 CO
(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, I/we BRUCE LEE TARKINGTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEAN C. VAN KERKHOVE AND LESLIE VAN KERKHOVE, HUSBAND AND WIFE, 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 122, RESUBDIVISION OF TRACESIDE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 946, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE SAID JACLYN A. TARKINGTON JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRUCE LEE TARKINGTON BY WARRANTY DEED FROM MURREY M. HARMAN, JR. AND WIFE, MARSHA M. HARMAN, RECORDED ON THE 20TH DAY OF APRIL, 1998 IN BOOK 10890, PAGE 562, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE 946; PLAT BOOK 7900, PAGE 705; BOOK 9236, PAGE 504; BOOK 9435, PAGE 493; BOOK 9677, PAGE 675; INSTRUMENT NO. 20001114-0112667; INSTRUMENT NO 20020111-0004996; INSTRUMENT NO 20020116-0006610; BOOK 9668, PAGE 899; BOOK 9668, PAGE 894; BOOK 9306, PAGE 279; BOOK 3533, PAGE 299; AND BOOK 10355, PAGE 859; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5536 Traceside Drive, Nashville, Tennessee 37221
(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 23rd day of April, 2010.

Bruce Lee Tarkington

Jaclyn A. Tarkington

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce Lee Tarkington and Jaclyn A. Tarkington, 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 23rd day of April, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

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

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

Record & Return To: Realty Title & Escrow Co.
5111 Maryland Way, Suite 101
Brentwood, TN 37027