BILL GARRETT, Davidson County
Trans:T20100033318 DEEDWARR
Recvd: 06/02/10 14:04 2 pgs
Fees:13.00 Taxes:3848.00
20100602-0042489

This Instrument Prepared By:
Ronald H. Bice, Jr. Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
Lawrence C. Hartge and Margaret L. Berge, Trustees 3717 Meadowbrook Avenue Nashville, TN 37205	Same	Map 104-9 Parcel 67 26W2210

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **CAROLE F. KENNER,** an unmarried woman,Grantor, has this day conveyed, bargained and sold, and does hereby transfer and convey unto **LAWRENCE C. HARTGE, JR. and MARGARET L. BERGE, TRUSTEES OF THE BERGE HARTGE FAMILY TRUST UDT, DATED 07-31-1986**, their successors, representatives and assigns, hereinafter referred to as Grantees all of her right, title, interest and ownership in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 169 and the easterly 32- ½ feet of Lot No. 171 Block 8, Division "A", on the Plan of Richland Realty Company, as of record Book 161, page 151, Register's Office for said County.

Said parts of said lots front together 67- ½ feet on the north side of Richland Avenue and extend northerly between parallel lines, 192.5 feet.

Being the same property conveyed to Carole F. Kenner from William D. Kenner by Deed of record as Instrument Number 20020618-0073373 Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their representatives, successors and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows: 2010 county taxes are a lien against the property, but are not yet due and payable. Said taxes have been withheld from Grantor at closing and Grantees will be responsible for paying 2010 property taxes when they become due.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 1st day of JUNE, 2010.

CAROLE F. KENNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $1,040,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of JUNE, 2010.

Notary Public

My Commission Expires: 11-4-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice Jr., a Notary Public in and for said County and State, CAROLE F. KENNER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of JUNE, 2010.

Notary Public
My Commission Expires: 11-4-13