WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100044281 DEEDWARR
Recvd: 07/20/10 10:29 2 pgs
Fees:13.00 Taxes:1702.00
20100720-0056642

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kerns, Jr. Sherra Kerns	NEW OWNER	143-2-A-12CO
(NAME) 588 Harpeth Trace Drive	(NAME) P.O. Box 1060	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Monteagle, TN 37356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas A. Tesauro and spouse, Audrey Kang**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David V. Kerns, Jr. and wife, Sherra E. Kerns**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 12 on the Plan of Harpeth Trace Estates, Phase Three of record in Plat Book 5200, pages 751, 752 and 753, Register's Office for said County.

SAID Lot No. 12 fronts 60.43 feet on the southerly margin of Harpeth Trace Drive (private) and extends back 123.48 feet on the westerly line and 130.09 feet on the easterly line to a dead line in the rear, measuring 48.92 feet thereon.

Being the same property conveyed to Thomas A. Tesauro and spouse, Audrey Kang by deed from Steve Dansky and spouse, Ellen Davis Dansky of record in Book 10796, page 393 Register's Office for Davidson County, Tennessee.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **588 Harpeth Trace Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 19th day of July, 2010.

Thomas A. Tesauro by Melissa Archer attorney in fact
Thomas A. Tesauro
By: Melissa Archer, Attorney in Fact

Audrey Kang by Melissa Archer attorney in fact
Audrey Kang
By: Melissa Archer, Attorney in Fact

Correct name for Grantees

Note: David V. Kerns, Jr and wife Sherra E. Kerns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melissa Archer with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-

in-Fact for the within named Thomas A. Tesauro and Audrey Kang and being authorized to act on behalf of said persons she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th DAY OF JULY, 2010.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011