BILL GARRETT, Davidson County
Trans:T20110013556 DEEDWARR
Recvd: 03/07/11 13:40 2 pgs
Fees:13.00 Taxes:1076.70
20110307-0017989

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $291,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2011.

Notary Public
My commission expires: 7/8/2013

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph L. Kerr Sr. 605 Palisades Court Brentwood, TN 37027	NEW OWNER/SAME ADDRESS	160-16-B-90.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Sass and wife, Sheila D. Sass,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph L. Kerr Sr., a single person,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thomas A. Sass and wife, Sheila D. Sass by Warranty Deed dated August 16, 2004 from Century Homebuilders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20040817-0099289, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 605 Palisades Court, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 4th day of March, 2011.

Thomas A. Sass

Sheila D. Sass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas A. Sass and Sheila D. Sass,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 4th day of March, 2011.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2011021704