Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0184T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$224,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of July, 2011.

Notary Public
Commission Expiration:

HEIDI A. WITHE
Notary Public, State of Ohio
My Commission Expires 12-5-14

BILL GARRETT, Davidson County
Trans:T20110047792 DEEDWARR
Recvd: 08/04/11 15:51 2 pgs
Fees:13.00 Taxes:832.13
20110804-0060154

ADDRESS OF NEW OWNER:
Michael L. Antanaitis
6033 Port Anadarko Trail
Hermitage, TN 37076

SEND TAX BILLS TO:
Michael L. Antanaitis
4101 Helena Bay Court
Hermitage, TN 37076

MAP-PARCEL:
097-08-0-024.00

WARRANTY DEED

FOR AND IN 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, I,

Robert Z. Kerns, as sole tenant by the entirety

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael L. Antanaitis and wife, Diana Antanaitis

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:

Being all of Lot No. 290 on the plan of Section 8 Lake Park, as shown of record in Plat Book 4885, Page 184, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert Z. Kerns and wife, Wanda L. Kerns by Warranty Deed dated July 30, 1999 from Cora Moat and Mary Drennon and filed of record in Book 11613, Page 988 in the Register's Office for Davidson County, Tennessee. The said Wanda L. Kerns having since died June 2, 2011, leaving Robert Z. Kerns as sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for the year 2011 and every year thereafter; Restrictions filed in Book 5063, Page 375, Book 6252, Page 632, Book 6240, Page 672, Book 6065, Page 279, Book 5928, Page 106, Book 5187, Page 7111, Book 5119, Page 961 and Book 5086, Page 976; Any and all matters on plan of record in Plat Book4885, Page 184; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **4101 Helena Bay Court, Hermitage, TN 37076 – MAILING**
6033 Port Anadarko Trail, Hermitage, TN 37076 - LEGAL

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 20th **day of July, 2011.**

Robert Z. Kerns

STATE OF OHIO
COUNTY OF Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Z. Kerns,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lancaster, **Ohio this** 20th **day of July, 2011.**

NOTARIAL SEAL STATE OF OHIO

Notary Public
Commission Expiration:

HEIDI A. WITHEM
Notary Public, State of Ohio
My Commission Expires 12-5-14

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

_____
Notary Public

Commission Expiration: