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

BILL GARRETT, Davidson County
Trans:T20120007402 DEEDWARR
Recvd: 01/31/12 13:05 2 pgs
Fees:13.00 Taxes:619.75
20120131-0008755

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $167,500.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2012.

Notary Public

My commission expires: April 12, 2015

(Notary Stamp) KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessica Hartness	**New Owner**	**Map 172, Group 12-0-B, Parcel 330.00CO**
3056 Cody Hill Road		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Sheila J. Kersey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Hartness, unmarried

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. 235 on the Plan of Section Fourteen, Bradford Hills, of record in Plat Book 7900, page 739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roy U. Kersey and wife, Sheila J. Kersey, by Warranty Deed, from Gregg E. Haymond and wife, Amy E. Fields Haymond, of record in Instrument No. 20021210-0152075, Dated November 18, 2002, Register's Office for Davidson County, Tennessee. Roy U. Kersey has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, page 739, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8069, page 170 and Book 9384, page 290, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 8071, page 520, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Book 8154, page 304 and Book 9779, page 672, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 7900, page 6, Register's Office for DAVIDSON County, Tennessee.
Agreement with Southern Bell Telephone & Telegraph 1113, page 606 and Book 1318, page 441, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7690, page 260 and Book 8377, page 808, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8377, page 769, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 8071, page 531, Register's Office for DAVIDSON County, Tennessee.

Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3056 Cody Hill Road, Nashville, TN 37211.

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 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 my/our hand(s) this 27th day of January, 2012.

Sheila J Kersey
Sheila J. Kersey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Sheila J. Kersey , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2012.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110875DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027