(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $54,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04569 KENSHAW

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Rheba Stanfill Kershaw	Same	07009013800
2215 Kirk Avenue	2117 Burns Ave	
Nashville, TN 37218	Nashville, TN 37216	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOTTIE C. SPAIN, UNMARRIED

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

RHEBA STANFILL KERSHAW

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2215 Kirk Avenue, Nashville, TN 37218

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 30th day of May, 2012.

Dottie C. Spain

BILL GARRETT, Davidson County
Trans:T20120040298 DEEDWARR
Recvd: 06/01/12 11:21 2 pgs
Fees:13.00 Taxes:199.80
20120601-0047593

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, DOTTIE C. SPAIN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 2012.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Lying in Davidson County, Tennessee, and more particularly described as follows:

Tracts 1 and 2: Land in the 2nd Civil District of Davidson County, Tennessee, being Tract Nos. 1 and 2 on the Subdivision of the William J. Harris and wife, Ada M. Harris Property, also known as Map 70-9, Parcel 138, described by survey of J. Ralph Robertson, Jr., Tennessee No. 425, as follows: Beginning at an iron pin in the Southwesterly corner of Kirk Avenue, said point being the Easterly corner of Tracts 1 and 2 and the Northwesterly corner of the property conveyed to Bertha Newburn, of record in Book 4428, Page 407, RODC, TN: thence running with Newburn's Westerly line South 07°16'54" West 125.00 feet to an iron pin, said point being the Southeast corner of Tract 2 and the Southwesterly corner of the Newburn property; thence leaving Newburn's Westerly line North 85°25'50 feet West 195.95 feet to an iron pin, said point being the Southwest corner of the herein described property and the Southeast corner of the property conveyed to Donald R. Biggs, of record in Book 6017, Page 78, RODC, TN; thence running with Biggs Easterly line North 15°39'25" East 180.72 feet to an iron pin, said point being the Northwesterly corner of Tract 1 and the Southwest corner of the property conveyed to Marion Foster, of record in Book 6444, Page 282, RODC, TN; thence running with Foster's Southerly line South 71°45'38" East 167 feet to an iron pin the Westerly margin of Kirk Avenue; thence running with the margin of Kirk Avenue, South 15°50'19" East 13.89 feet to the point of beginning, containing 0.664 acres, more or less, together with that triangular piece of property bordered on the East by the Right-of-Way of Kirk Avenue, on the West by the property conveyed to Marion Foster, of record in Book 6444, Page 282 and on the South by Lot 1, said triangular piece of land being sometimes referred to herein, as Tract 1A.

Being the same property conveyed to Dottie C. Spain, a widow by Trustee's Deed from David G. Mangum, Trustee, recorded on the 22nd day of March, 2012 in Instrument No. 20120322-0024358, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Easement recorded in Book 3958, Page 16, Book 4067, Page 915 and Book 6518, Page 453.

e. Affidavit with attached survey recorded at Instrument No. 20070508-0055316 and Instrument No. 20070508-0055317.

f. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

g. Charter of Seven Springs Brentwood Owners Association recorded at Instrument No. 20010726-0079648.

h. Charter of Seven Springs Neighborhood Association recorded at Instrument No. 20040520-0059668.

i. Charter of St. Martin Square Condominium Owners Association recorded at Instrument No. 20060217-0019487.

j. Stormwater Detention and Water Quality Device Agreement recorded at Instrument No. 20040816-0098712.

k. Notice of Completion recorded at Instrument No. 20070709-0081383.