THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 10/10/12 12:22 2 pgs
Fees:13.00 Taxes:1202.50
20121010-0092875

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me as of the 28th day of September, 2012.

Notary Public

My Commission Expires: 5/19/14

THERESA K. BRADLEY NOTARY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Anthony William & Deirdre Kerr 643 Devon Drive Nashville, TN 37220	SAME	146 15 0 073.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MICHAEL C. WILLIS AND BETTY V. L. WILLIS, HUSBAND AND WIFE**, hereinafter referred to as "Grantor," have bargained and sold, and by these presents do transfer and convey unto **ANTHONY WILLIAM KERR, AND WIFE, DEIRDRE KERR,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Haileywood Estates, Section 6 of record in Plat Book 2331, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael C. Willis and Betty V. L. Willis, husband and wife, by Deed from J. Gregory Hardeman of record at Instrument No. 20120601-0047447, Register's Office for Davidson County, Tennessee, dated May 31, 2012.

This is improved property knows as: 643 Devon Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2012 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 158, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2634, Page 612, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement of record in Book 4790, Page 722, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 28th day of September, 2012.

MICHAEL C. WILLIS

BETTY V.L. WILLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **MICHAEL C. WILLIS AND BETTY V. L. WILLIS,** the within named Grantors, 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 in Nashville, Tennessee, this 28th day of September, 2012.

Notary Public

THERESA K. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 5/19/14

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015