THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20130011997 DEEDWARR
Recvd: 02/12/13 11:34 3 pgs
Fees:18.00 Taxes:296.00
20130212-0014339

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
WILLIAM J. KERR, JR., ET UX. 8339 Cub Creek Road Brentwood, TN 37027	SAME	Par: 06600005400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

WILLIAM J. KERR, JR.

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

SUBSCRIBED AND SWORN to before me, Jonathan R. Burns, by WILLIAM J. KERR, JR., this 8th day of February, 2013.

Notary Public

My Commission Expires: 7/6/2015

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, WILLIAM C. RAINSFORD, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto WILLIAM J. KERR, JR., and wife, CATHERINE M. KERR, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown below.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 8th day of February, 2013.

William C. Rainsford
WILLIAM C. RAINSFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonathan R. Burns, of said county, WILLIAM C. RAINSFORD, the within named bargainor, 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, this 8th day of February, 2013.

J. R. B.
NOTARY PUBLIC

My Commission Expires:

7/6/2015

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

EXHIBIT A

A certain parcel of land in the 8th Civil District of Davidson County, Tennessee, situated at the Southwest Intersection of River Road and Cub Creek Road, and being more particularly described as follows:

Beginning at a point at the intersection of a creek in the Westerly right-of-way line of River Road; thence with the center of said creek South 50 degrees 15 minutes West, 546.07 feet to a point; thence South 42 degrees 13 minutes West, 313.27 feet to a point in said creek; thence South 80 degrees 30 minutes West 153.78 feet to an iron stake on the North bank of said creek; thence leaving said creek North 36 degrees West, 330.0 feet to a point in the Southerly right-of-way line of Cub Creek Road; thence with said right-of-way line of Cub Creek Road North 45 degrees East 737.88 feet to a point intersecting the Westerly right-of-way line of River Road; thence with the Westerly right-of-way line of River Road South 70 degrees East, 463.40 feet to the point of beginning and containing 7.60 acres more or less.

Being the same property conveyed to William C. Rainsford, an unmarried person, by deed of record in Deed Book 5561, page 403, Register's Office, Davidson County, Tennessee.

The street address of the property is 0 River Road Pike, Nashville, TN 37209.

The said property is conveyed subject to the following:

1. 2013 and subsequent years property taxes are a lien, but not yet due and payable.

2. Subject to rights of upper and lower riparian owners to the free and unobstructed flow of creek which forms the south easterly boundary of subject property, without diminution or pollution.

3. Subject to restrictions contained in deed of record in Book 5561, page 403, Register's Office, Davidson County, Tennessee.

4. Subject to consequences of past or future change in location of creek which forms the southeasterly boundary of the subject property, or any dispute arising over the location of the center of the creek, or any variance between the south-easterly boundary of said property as originally conveyed and the current location of the south-easterly boundary of the subject property.