This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $775,000.00

Becky Dulotucki
Affiant

Subscribed and sworn to before me, this 27th day of March, 2013.

Linda J. Ott
Notary Public

My Commission Expires: 12/30/15

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

BILL GARRETT, Davidson County
Trans:T20130026151 DEEDWARR
Recvd: 04/01/13 15:57 2 pgs
Fees:13.00 Taxes:2867.50
20130401-0031895

Address New Owner:
Richard Wayne Kass
Suzanne Kass
112 Lakeside Drive
Nashville, TN 37072

Send Tax Bill To:
First Advantage Bank
1430 Madison Street
Clarksville, TN 37072

Map & Parcel:
011-15-0A-001.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert W. Abernathy and Katherine D. Abernathy, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard Wayne Kass and Suzanne Kass, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site 1 on the Plan of Lakewood Farms of record in Book 4860, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of Lakewood Farm, a horizontal property regime established by Master Deed of record in Book 5031, Page 812, Register's Office for Davidsion County, Tennessee.

Being the same property conveyed to Robert W. Abernathy and wife, Katherine D. Abernathy, dated October 2, 2009 of record in Instrument No. 200910020091958, Regsiter's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters shown on the plat of record in Book 4860, Page 102, Register's Office for Davidson County, Tennessee.
2. Subject to all matters shown on the Master Deed of record in Book 5031, Page 812, Register's Office for Davidson County, Tennessee.
3. Subject to Easements of record in Book 9574, Page 591 and Instrument no. 20080421-040579, Register's Office for Davidson County, Tennessee.
4. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 112 Lakeside Drive, Nashville, TN 3772

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors 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 otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of March, 2013.

Robert W. Abernathy
by Katherine D. Abernathy,
Atty. in fact

Robert W. Abernathy by Katherine D. Abernathy, Atty. In Fact

Katherine D. Abernathy

Katherine D. Abernathy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Katherine D. Abernathy, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by Robert W. Abernathy, of record in Book *, Page _____, Register's Office for Davidson County, Tennessee, and who executed the foregoing instrument on behalf of Robert W. Abernathy and who acknowledged the execution of the same to be his free act and deed on behalf of said Robert W. Abernathy. *Instrument # 20130401-0031894

Witness my hand at Brentwood, TN, this 27th day of March, 2013.

Linda J. Ott
Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Katherine D. Abernathy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged the execution of the same to be her free act and deed.

Witness my hand at Brentwood, TN, this 27th day of march, 2013

Linda J. Ott
Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY