Return to: Bridgehouse Title

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13810

BILL GARRETT, Davidson County
Trans:T20130054801 DEEDWARR
Recvd: 06/28/13 08:29 2 pgs
Fees:13.00 Taxes:1111.85
20130628-0066422

Send Tax Bills To:
SunTrust Mortgage, Inc.
901 Semmes Ave.
Richmond, VA 23224

New Owner is:
Kevin Vernon
5648 Traceside Drive
Nashville, TN 37221

MAP: 155-16-0A

PARCEL: 303.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Stephen L. Dodd and wife, Deborah K. Dodd**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kevin Vernon and wife, Jaime Vernon**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **5648 Traceside Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 275, Traceside, Section Ten, Revision One, as shown on plat of record in Book 9700, Page 827, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Stephen L. Dodd and wife, Deborah K. Dodd, by Warranty Deed from Lisa Bernard, a married woman, dated 7/25/08 and recorded 7/29/08 in Instrument No. 20080729-0077273, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this . 6/24/2013

GRANTOR(S):

STEPHEN L. DODD

DEBORAH K. DODD

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Stephen L. Dodd and Deborah K. Dodd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the .6/24/13

NOTARY PUBLIC
My Commission Expires:_____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$300,500.00**.

Coreen Newcomb
AFFIANT

SWORN TO and subscribed before me this .

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

NOTARY PUBLIC
My commission expires:_____