WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew I. Godsey and Emilee A. Godsey	Fifth Third Mortgage Company	141150D02900 CO
(NAME)	(NAME)	
7204 Wexford Point	5001 Kingsley Drive, MD: 1MOC2P	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrew L. Kerr & wife, Ashlie M. Kerr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew I. Godsey and wife, Emilee A. Godsey, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 29 on the plan of Sheffield on the Harpeth, Phase 1, of record in Book 6900, Page 10 and 11, Register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew L. Kerr & wife, Ashlie M. Kerr by Deed from Adam O. Knight and wife, Holly N. Knight of record in Instrument Number 20070212-0017858, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew L. Kerr & wife, Ashlie M. Kerr, by deed of record in Instrument Number 20070212-0017858 Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants as recorded in Book 6925, Page 900; Book 7145, Page 954; 7145, Page 964; Page 8146, Page 463; Book 8276, Page 238; Book 8505, Page 598; Book 8747, Page 97; Book 9313, Page 806, Register's office for Davidson County, Tennessee. Charter of Sheffield on the Harpeth HOA as recorded in Book 6939, Page 983, Register's office for Davidson County, Tennessee. Subject to all matters as shown on plat of record in Book 6900, Page 10 & 11, Register's office for Davidson County, Tennessee. Subject to matter on boundary plat of record in Book 6900, page 9 and Book 6900, Page 395, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7204 Wexford Point, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20130058332 DEEDWARR
Recvd: 07/09/13 12:28 2 pgs
Fees:13.00 Taxes:852.48
20130709-0070890

Witness our hands this 28th day of June, 2013.

Andrew L. Kerr

Ashlie M. Kerr

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 Andrew L. Kerr & Ashlie M. Kerr, 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 at Franklin, Tennessee this 28th day of June, 2013.

Commission expires:

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public