BILL GARRETT, Davidson County
Trans:T20130071672 DEEDWARR
Recvd: 08/20/13 09:31 2 pgs
Fees:13.00 Taxes:370.00
20130820-0087448

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1181**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/02/2013**, by and between **Barbara Jean Sanders, an unmarried individual**, parties of the first part, and **David Thomas Kerns, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Whites Creek**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being part of Lot No 6 on the Plan of Judy Creek Subdivsion of record in Plat Book 7900, Page 676, and as corrected by Surveyor's Certificate of Correction of record in Book 9309, page 590, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Calvin E Sanders and wife, Barbara Jean Sanders by deed from Gary B Thompson of record as Instrument No 200607200087567, said Register's Office.
And conveyed to Barbara Jean Sanders by Quitclaim of record in Inst 20130820-0087447

This conveyance is made subject to any and all existing easements and restrictions of record.

Parcel ID # **40-182**
Improved property located at: **4037 Knight Road, Whites Creek, TN 37189**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Barbara Jean Sanders

Barbara Jean Sanders

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Barbara Jean Sanders** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of August, 2013..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. LAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

****

Owner's Name: **David Thomas Kerns**

and Address: **4037 Knight Road, Whites Creek, TN 37189**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

David Thomas Kerns
4041 Knight Dr.,
Whites Creek, TN 37189

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$100,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF ~~Davidson~~ White

Subscribed and sworn to before me this 2nd day of August, 2013..

Notary Public

My Commission Expires: 01/26/2016

KRISTE L. DIBRELL STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY