WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130082788 DEEDWARR
Recvd: 09/25/13 08:49 2 pgs
Fees:13.00 Taxes:804.75
20130925-0100570

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-18-17

(AFFIX SEAL)

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David E. Davidson	U. S. Bank National Association	00500000304
(NAME)	(NAME)	
8235 Greenbrier Road	PO Box 7298	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Stanley L. Kerbo, unmarried and Lynda S. Kerbo, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David E. Davidson and Melinda D. Davidson, husband and wife, 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 land in the 14th Civil District of Davidson County, Tennessee, and described in Deed of record in Book 5112, Page 542, and re-recorded in Book 5125, Page 867 as follows:

Beginning at a point at the intersection of the center line of Greenbrier Road and Sycamore Creek; thence with the center of said road northwestardly 790 feet; thence north 82 deg. 30 min. west 270 feet; thence north 84 deg. 30 min. west 320 feet; thence south 14 deg. 30 min. west 790 feet to the center of said creek; thence with the same south 63 deg. east 256 feet and south 88 deg. east 332 feet to the beginning.

Being the same property conveyed to Stanley L. Kerbo and wife, Lynda S. Kerbo by deed from George H. Montgomery and wife, Kathy N. Montgomery of record in Instrument 20030826-0123830, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Right-of-Way Deed of record in Book 6598, Page 175, said Register's Office.

This conveyance is subject to Dedication of Easement of record in Book 7410, Page 174, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 8235 Greenbrier Road, Joelton, TN 37080
(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.

Witness our hands this 20th day of September, 2013.

Stanley L. Kerbo

Lynda S. Kerbo

STATE OF TENNESSEE

COUNTY OF CHEATHAM

On this 20th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stanley L. Kerbo and Lynda S. Kerbo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-18-17

Notary Public,

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON