PREPARED BY LYNN OMOHUNDRO, ATTORNEY
P.O. BOX 540, Sparta, TN 38583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **JOHNSON STATION ENTERPRISES, LLC, a Virginia Limited Liability Company,** has this day bargained and sold, and does hereby transfer and convey unto **TOM KERNS,** his heirs and assigns, certain real estate which is located in Davidson County, Tennessee, described as follows:

Map 040, Parcel 178.00

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: being Lot No. 2 on the Plan of Judy Creek Subdivision,which plat is of record in Plat Book 7900, Page 676, which plat was amended in Book 9309, Page 5901, Register's Office for Davidson County, Tennessee. Reference is made to said plat and the subsequent amendment for a more complete description of said lots.

Together with all of the rights of granntees in and to that certain easement located on Lot No. 1 on the above-stated plan, which easement recorded immediately subswquent hereto in the Register's Office for Davidson County, Tennessee.

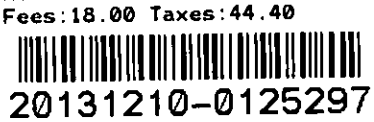
This deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

Conveyed to Johnson Station Enterprises in Inst. No. 20050822-0099877, Register's Office for Davidson County, Tennessee

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. I covenant that the Company is fully

SEND TAXES TO NEW OWNER: TOM KERNS
4041 KNIGHT ROAD
WHITES CREEK, TN 37189

BILL GARRETT, Davidson County
Trans:T20130103350 DEEDWARR
Recvd: 12/10/13 15:24 3 pgs
Fees:18.00 Taxes:44.40



20131210-0125297

WHITES CREEK, TN 37189

seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered.

I further covenant and bind the Company, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

Witness my hand, this 16 day of November, 2013.

JOHNSON STATION ENTERPRISES, LLC.

By: TIMOTHY J. SCOVILL, Member/Manager

STATE OF ~~NORTH CAROLINA~~ Virginia)
)
COUNTY OF Albemarle)

Before me, the undersigned authority, a Notary Public, in and for said county and state, personally appeared TIMOTHY J. SCOVILL, with whom I am personally acquainted, or has proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Member/Manager of JOHNSON STATION ENTERPRISES, LLC, the within bargainor, and that he is authorized to execute the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 16 day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 11-30-16

LUCY B. HOWE
Notary Public
Commonwealth of Virginia
187585
My Commission Expires Nov 30, 2016

NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
LUCY B. HOWE

STATE OF Virginia)
)
COUNTY OF Albemarle)

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Tim Kozik
AFFIANT

Sworn to and subscribed before me,
this 16 day of November, 2013

Lucy B. Howe
NOTARY PUBLIC

My Commission Expires: 11-30-16

LUCY B. HOWE
Notary Public
Commonwealth of Virginia
187685
My Commission Expires Nov 30, 2016

NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
LUCY B. HOWE