Box 44

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1294

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert J. Kerpka Angela Darah Kerpka 3309 Harpeth Springs Drive Nashville, TN 37221	F&M Bank 50 Franklin Street Clarksville, TN 37040	141060D09300C0

BILL GARRETT, Davidson County
Trans:T20140034191 DEEDWARR
Recvd: 05/16/14 09:31 2 pgs
Fees:13.00 Taxes:510.60
20140516-0042087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Angela Darah K
Affiant

Subscribed and sworn to before me, this the 15th day of May, 2014.

Notary Public

My Commission Expires: 4/11/2017
(Affix Seal)

MARCIA B. SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jason Axt, a married man, and Meredith Axt, his wife ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Robert J. Kerpka and Angela Darah Kerpka, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 93, on the Plan of Riverbridge Community, a Planned Unit Development, as shown on plat of record as Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jason Axt, unmarried by Warranty Deed from Jana E. Harris, an unmarried person and Brandon J. Lute, an unmarried person, recorded on the 14th day of June, 2007 in Instrument No. 20070614-0071331, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **3309 Harpeth Springs Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **May, 2014.**

GRANTOR(S)

Jason Axt

Meridith Axt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jason Axt and Meridith Axt** 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/their free Act and Deed.

Witness my hand and official seal on this the **15th** day of **May, 2014.**

Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017