File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061040** BILL GARRETT, Davidson County Trans:T20140049320 DEEDWARR Recvd: 07/10/14 13:34 2 pgs Fees:13.00 Taxes:1550.30 20140710-0060864	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Notary Public My Commission Expires: _____ CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES March 3, 2015

WARRANTY DEED

Address New Owner: John Kerndl 437 Cumberland Pl Nashville TN 37215	Send Tax Bills To: Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 131060H03600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shannon Robert Kilkelly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Kerndl**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 37, VILLAGE OF CHERRY GLEN, PHASE 3, as shown on plat of record in Plat Book 9700, Page 451, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon Robert Kilkelly, unmarried, a/k/a Shannon R. Kilkelly by Warranty Deed from Gary D. Smith, married, recorded on the 26th day of October, 2005 in Instrument No. 20051026-0129003, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF CHERRY GLEN, PHASE 3, as recorded in Plat Book 9700, Page(s) 451, Boundary Plat recorded in Plat Book 9700, Page 182.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6517, Page 522, Book 6778, Page 536, Book 9882, Page 733, Book 9882, Page 739, Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, Book 11323, Page 247 and Instrument No. 20011206-0134252.

Terms and provisions of by-Laws recorded in Instrument Nos. 20000204-0011736 and 20000324-0030195.

Charter of Homeowners Association recorded in Book 6517, Page 505, Book 6921, Page 216, Book 6517, Page 511, Book 6921, Page 214 and Book 9983, Page 930.

Agreement recorded in Book 9827, Page 416.

This is improved property located at 437 Cumberland Pl Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30 day of June, 2014.

Shannon Robert Kilkelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannon Robert Kilkelly, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2014.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017