WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150086736 DEEDWARR
Recvd: 10/12/15 13:56 2 pgs
Fees: 13.00 Taxes: 388.50
20151012-0103659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Kathleen D. Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Kersh and Belle Kersh	New Owner	
(NAME) 1318 Belle Grimes Ln.	(NAME)	33-15 123
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DENNIS WAIDE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL KERSH AND BELLE KERSH, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Primrose Estates, of record in Book 4955, Page 3, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Beginning at a concrete monument in the east margin of Campbell Road, a corner to Earl Kemper and the N.W. corner of this tract and continuing as follows: S 85 deg. 06' E 262.88 feet to an iron pin in Kemper's line; thence S 4 deg. 20' W 61.3 feet to an iron pin; thence S 5 deg. 44' W 38.45 feet to an iron pin; thence S 20 deg.14' W 195.80 feet to an iron pin in the north margin of Apple Valley Road; thence with Apple Valley Road an arc distance, to the left 193.09 feet with a radius of 1,237.22 feet to a concrete monument; thence an arc distance to the right 71.63 feet, with a radius of 50.81 feet; thence an arc distance, to the left 160.24 feet, with a radius of 1,005.39 feet to the beginning containing 1.39 acres as survey by H-K & Associates, dated April 11, 1976.

The above description includes a right-of-way easement to Lot 2, Primrose Estates and is described as follows: BEGINNING at a concrete monument in the east margin of Campbell road a corner to Earl Kemper and the N.W. corner of this tract and continuing as follows; S 85 deg. 06' E 262.88 feet to an iron pin in Kemper's line; thence S 4 deg. 20' W 61.3 feet to an iron pin; thence N 52 deg. 14' W 43.07 feet to an iron pin; thence N 65 deg. 39' W 30.01 feet to an iron pin; thence N 83 deg. 07' W 200.00 feet to an iron pin in the east margin of Campbell Road; thence an arc distance, to the left 21.0 feet, with a radius of 1,005.39 feet to the beginning, containing 0.17 acres as surveyed by H-K & Associates, dated April 11, 1976.

Being the same property conveyed to Dennis Waide by Quitclaim Deed from Denver L. Waide and wife, Hilda K. Waide, of record in Instrument No. 20000913-0091223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Book 4955, Page 3, said Register's Office; and Easement of record in Book 5075, Page 347, said Register's Office.

This is improved x unimproved property, known as 438 West Campbell Road, Goodlettsville, TN 37072
(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 my hand this 10-9-15 day of October, 2015.

Dennis Waide

DENNIS WAIDE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Waide, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of October, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
NASHVILLE, TN 37215