Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP155001

BILL GARRETT, Davidson County
Trans:T20150090021 DEEDWARR
Recvd: 10/22/15 09:52 2 pgs
Fees:13.00 Taxes:974.95
20151022-0107476

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $263,500.00

Affiant

Subscribed and sworn to before me, this 19th day of October, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph & Catherine Kayse 4311 Barnes Cove Drive Nashville, TN 37211	**Farmington Mortgage** **2002 Richard Jones Road, Suite 300A** **Nashville, TN 37215**	173090A72100

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward J. Kerr III and Jennifer L. Burns, now Jennifer L. Burns Kerr, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph Kayse and Catherine E Kayse, husband and wife** hereinafter called the Grantees, their successors 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. 594 as shown on the plan of Section Two, Phase Eight, Lenox Village, of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer L. Burns, unmarried, and Edward J. Kerr III, unmarried, from Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated September 25, 2008 and recorded in Instrument No. 20080929-0098637, consideration amount of $246,500.00, Davidson County Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4311 Barnes Cove Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of October, 2015.

Jennifer L. Burns Kerr

Edward J. Kerr III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer L Burns Kerr and Edward J Kerr III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 19th day of October, 2015.

State of Tennessee at Large

My Commission expires: 6 24

