WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038071 DEEDWARR
Recvd: 05/06/16 15:27 2 pgs
Fees:13.00 Taxes:739.63
20160506-0045368

B-BR-16-438-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron A. Coleman and Corrie J. Cecil	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**033-15-0-123.00**
438 West Campbell Road	**6100 TOWER CIRCLE**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2908	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL KERSH AND BELLE KERSH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON A. COLEMAN AND CORRIE J. CECIL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Plat Book 4955, Page 3, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the East margin of Campbell Road, a corner to Earl Kemper and the Northwest corner of this tract and continuing as follows: South 85 degrees 06' East 262.88 feet to an iron pin in Kemper's line; thence South 04 degrees 20' West 61.3 feet to an iron pin; thence South 05 degrees 44' West 38.45 feet to an iron pin; thence South 20 degrees 14' West 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 of Earl Kemper and the North West corner of this tract and continuing as follows: South 85 degrees 06' East 262.88 feet to an iron pin in Kemper's line; thence South 04 degrees 20' West 61.3 feet to an iron pin; thence North 52 degrees 14' West 43.07 feet to an iron pin; thence North 65 degrees 39' West 30.01 feet to an iron pin; thence North 83 degrees 07' West 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, dated September 13, 2000 and recorded on September 13, 2000.

Being the same property conveyed to Michael Kersh and Belle Kersh, husband and wife by Warranty deed from Dennis Waide, unmarried of record in Instrument No. 20151012-0103659 Register's Office for Davidson County, Tennessee, dated October 09, 2015 and recorded on October 12, 2015.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 4955, Page 3, Register's Office for Davidson County, Tennessee.
- Access Easement in favor of Lot 2, Primrose Estates of record in Plat Book 4955, Page 3 and described in Quitclaim Deed of record as Instrument No. 20000913-0091223, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5075, Page 347, in the Register's Office for Davidson County, Tennessee.

- Restrictions of record as Instrument Number 20151012-0103659 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **438 West Campbell Road, Goodlettsville, Tennessee 37072-2908**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 5th DAY OF MAY, 2016.

Michael Kersh

Belle Kersh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212