J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$389,000.00**.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2016.

Notary Public

My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20160061591 DEEDWARR
Recvd: 07/18/16 15:13 2 pgs
Fees:13.00 Taxes:1439.30
20160718-0073713

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William R. Lucus and Julie K. Lucus	new owner	**160-16-0B-090.00-CO**
605 Palisades Court		
Brentwood, TN 37027-4446		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joseph L. Kerr,, Sr., and wife, Karen Godley

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William R. Lucus and Julie K. Lucus, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Section One, Brentwood Chase of record in Plat Book 9700, Page (s) 936 through 941, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph L. Kerr Sr., a single person by Warranty deed from Thomas A. Sass and wife, Sheila D. Sass of record in Instrument No. 20110307-0017989 Register's Office for Davidson County, Tennessee, dated March 04, 2011 and recorded on March 07, 2011.

The said Joseph L. Kerr, Sr. having since married and spouse, Karen Godley, hereby joins in the execution of this instrument to waive any and all marital rights she may have in subject property.
This is **improved** property known as **605 Palisades Court, Brentwood, TN 37027-4446.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Subject to all matters, if any, shown on any applicable Plan of record in Plat Book 9700, pages 936 through 941 in the Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the PUD Boundary in Plat Book 9400, pages 653 and 654, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of Brentwood Chase with By-Laws of Brentwood Chase Community Association appended thereto, of record in Book 11388, page 52, Register's Office for Davidson County, Tennessee.

5. Subject to any and all matter as shown of public record, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of July, 2016.

Joseph L. Kerr,, Sr.

Karen Godley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joseph L. Kerr, Sr. and Karen Godley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of July, 2016.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160209

SP 11/2015