This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20170018691 DEEDWARR
Recvd: 03/03/17 13:16 2 pgs
Fees:13.00 Taxes:832.50
20170303-0021389

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of February, 2017, by and between **Michael Baylor Kersh and Belle Ami Kersh**, Husband and Wife, party of the first part, and **Stephen Ray Deese and Brittney Deese**,** party of the second part.

WITNESS: That for and in consideration of Two Hundred and Twenty Five Thousand and no/100 Dollars ($225,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

All that certain parcel of land in Davidson County, Tennessee, being known as: Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Goodlettsville Heights, Section III, a plat of which is of record in Book 1835, Page 98, Register's Office for said county.

Said Lot 34 fronts 125 feet on the east side of Dickerson Road (U.S. 41-E), and runs back 247.9 feet on the north line and 201.7 feet on the south line, and shows 133.8 feet on the rear line.

Being all or part of the same property conveyed to Michael Baylor Kersh and Belle Ami Kersh by virtue of that certain CASH Deed dated July 1, 2016, and being of record at Instrument No. 20160707-0069436 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that said property was not their primary residence and has been used for investment purposes only.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, subject to Restrictions of record at Book 4351, Page 791, and Easement of record at Book 4805, Page 981; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael Baylor Kersh

Belle Ami Kersh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael Baylor Kersh and Belle Ami Kersh, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2017.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

** Husband and Wife

My Commission Expires: 9/2013

Property Owner & Address: Stephen Ray Deese and Brittney Deese
918 S Dickerson Road
Goodlettsville, TN 37072

Tax Parcel No 02516001500

Property Address: 918 S Dickerson Rd.
Goodlettsville, TN 37072

MAIL TAX
BILLS TO: New Owner

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $225,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elaine C. Williams
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of February, 2017.

Notary Public

My Commission Expires: 7/2/2018

DANIELLE MUSCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY