Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1400

Bill Garrett Davidson County
Batch# 35846 DEEDWARR
12/11/2017 12:39:00 PM 2 pgs
Fees: $13.00 Taxes: $681.91
20171211-0126021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louise M. Rodenberg Kerr and Gene F. Kerr, heirs at law of Michael L. Kerr, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Joy Zubrod, an unmarried woman**, hereinafter called the **Grantee**, Grantee's 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. 38 on the Map of Spence Circle, as of record in Book 1835, page 46, Register's Office for said County. Said Lot No. 38 fronts 63.04 feet on the south side of Marwood Lane and runs back between lines 207.1 feet on the east line and 207.71 feet on the west line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Michael L. Kerr, a married man by Warranty Deed from Vincent D. Wynne and wife, Angela L Wynne, dated May 4, 2009, of record in Instrument No. 20090528-0048797, Register's Office for Davidson County, Tennessee. Said Michael L. Kerr and his spouse were divorced by order filed in Docket No. 09D-437 in the Eights Circuit Court of Davidson County, Tennessee. Michael L. Kerr, a single man died intestate on September 30, 2017 without spouse or issue, leaving his father, Gene F. Kerr and his mother, Louise M. Rodenberg Kerr as his only heirs at law.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1515 Marwood Lane, Nashville, TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of December, 2017.

Louise M. Rodenberg Kerr
Louise M. Rodenberg Kerr

Gene F. Kerr
Gene F. Kerr

State of Tennessee
County of Davidson)

On this 8th day of December, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Louise M. Rodenberg Kerr and Gene F. Kerr, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-8-20

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 184,300.00.**

Affiant

Sworn and subscribed before me on this the 8th day of December, 2017.

Notary Public

My Commission Expires: 11/3/2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Patricia Joy Zubrod	The Mortgage Firm, Inc.	094-16-0-037.00
1515 Marwood Lane	921 Douglas Avenue, Ste 200	
Nashville, TN 37210	Altamonte Springs, FL 32714	