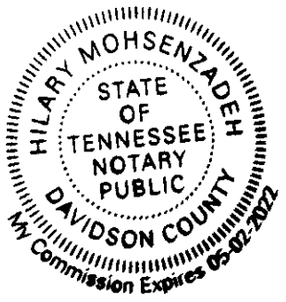
13162

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Hdw n 3D **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EnGedi Real Estate, GP	NEW OWNER	120-01-0-072.00
(NAME)	(NAME)	Bill Garrett Davidson County
718 Thompson Lane, Ste. 108-452		Batch# 116698 **DEEDWARR**
(ADDRESS)	(ADDRESS)	07/16/2018 01:44:10 PM 2 pgs
Nashville, TN 37204		Fees: $13.00 Taxes: $758.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180716-0068870

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Clifton E. Kerr and Cathy Kerr, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **EnGedi Real Estate, GP, a Tennessee General Partnership,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

Being lot No. 9 on the Map of Miro Meadows Subdivision, as of record in Book 1424, Pages 94-95, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 60 feet on the North side of Kermit Drive and runs back between lines 219.8 feet on the West line and 228.5 feet on the East line to a dead line in the rear on which it measures 81 feet.

TRACT 2:

Being a triangular strip of the Easterly part of Lot No. 8 on the Plan of Miro Meadows Subdivision, as of record in Book 1424, Pages 94-95, Register's Office for Davidson County, Tennessee. Said part of Lot No. 8 fronts 15 feet on the Northerly side of Kermit Drive and extends back 219.8 feet on the Easterly line along the line between Lot Nos. 8 and 9, and 220 feet, more or less, on the Westerly line to a point, said point being the common corner of said Lot Nos. 8 and 9.

Being the same property conveyed to Clifton E. Kerr from Donald L. Schmidt and Geneva M. Schmidt Joint Revocable Living Trust Agreement, Judith Gayle Osteen, Trustee, by General Warranty Deed of record in Instrument No. 20110120-0005723, Register's Office for Davidson County, Tennessee.

Cathy Kerr joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1212 Kermit Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 13th day of July, 2018.

Clifton E. Kerr

Cathy Kerr

State of Tennessee
County of Williamson

Personally appeared before me Clifton E. Kerr and Cathy Kerr, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of July, 2018.

Notary Public
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File No.: 13162