Karen Johnson Davidson County
Batch# 247815 DEEDWARR
06/24/2019 04:09:30 PM 2 pgs
Fees: $13.00 Taxes: $776.63
20190624-0061005

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $709,900.00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2019

Notary Public
My commission expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Avonlea Kerr	FCM	181-02-0A-028.00 CO
8332 Tecumseh Lane	262 Robert Rose Rd	
Antioch, TN 37013	Murfreesboro TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Ann Kersey**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Avonlea Kerr and Michael Kerr, wife and husband** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 28 aka Lot 28 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotate, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits B1, B2 and B3 of said Master Deed.

Being the same property conveyed to Patricia Ann Kersey by Warranty Deed from Cynthia A. Medley, an unmarried person, dated November 5, 2014 of record as Instrument No. 20141106-0102573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 8332 Tecumseh Lane, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 20th day of June, 2019.

Patricia Ann Kersey by Heather Louise Kersey her attorney in fact

Patricia Ann Kersey by Heather Louise Kersey her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County,Heather Louise Kersey, Attorney-in-Fact for Patricia Ann Kersey, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Patricia Ann Kersey, as his/her free act and deed for the purposes therein contained, said Power of Attorney of recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of June, 2019.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2019056229

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020