WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ESEM-00-138

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
181 E. Main Street, Suite 3, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melisia A. Padgett (NAME)	Southeastern Mortgage (NAME)	MAP 107
128 Five Oaks Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	GROUP 5
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	PARCEL A

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillip D. Kirtland, Executor of the Estate of Kirt H. Kirtland *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melisia A. Padgett, an unmarried woman

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:

BEING Unit No. 128, Five Oaks Condominiums, as shown by plat of record in Plat Book 5200, page 355, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kirt H. Kirtland, Unmarried by deed from Freeda Earlene Huff, unmarried of record in Deed Book 11597, page 100, Register's Office for said County.

The said Kirt H. Kirtland having since died leaving Phillip D. Kirtland Executor.

The Grantor herein is the Executor in the will of Kirt H. Kirtland. The Said Phillip D. Kirtland has been given the Authority to sale and convey the property by will of ~~recorded in Book ///// Page ///// said Register's Office~~. being recorded simultaneously herewith.

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

Instr:200002040011974 Page: 1 OF 2
REC'D FOR REC 02/04/2000 1:40:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $192.03

unimproved ( )
This is improved (X) property, known as 128 Five Oaks Drive, Nashville, Tennessee 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 hand this 28th day of January, 2000

The Estate of Kirt H. Kirtland
By: Phillip D. Kirtland
Phillip D. Kirtland, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Phillip D. Kirtland and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the Estate of Kirt H. Kirtland the within named bargainor, and ~~corporation~~, and that he as such Executor and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Phillip D. Kirtland as such Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hermitage, Tennessee on this the 28th day of January, 2000.

My commission expires May 28, 2003

Wendy L. Causey
Notary Public

WENDY L. CAUSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 181 E. Main Street, Suite 3, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
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