WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$102,500.00**

Trina Mennis
Affiant

NOTARY PUBLIC LARGE RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** DAY OF **JUNE, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

Instr:200007060067040 Page: 1 OF 2
REC'D FOR REC 07/06/2000 11:07:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $379.25

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hashim M. Sirleaf	**AmSouth Bank**	**75-13-195**
(NAME)	(NAME)	
3914 Bonnaford Drive	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Robert J. Kitchen and wife Ruby M. Kitchen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hashim M. Sirleaf, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Hermitage Hills, as of record in Book 2900, Page 49, Register's Office for said County.

Said Lot No. 81 fronts 80 feet on the northwesterly side of Bonnaford Drive and extends back 154.7 feet on the northeasterly line and 122.4 feet on the southwesterly line, to a dead line, which is a broken line on which it measures 109.5 feet.

Being the same property conveyed to Robert J. Kitchen and wife Ruby M. Kitchen by deed of record in Book 4429, Page 815, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Ruby M. Kitchen by Robert J. Kitchen as her Attorney-In-Fact pursuant to Power of Attorney recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as **3914 Bonnaford Drive, Hermitage, TN 37076**
(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 hand(s)** this **30th day of June, 2000**.

Robert J. Kitchen

Ruby M. Kitchen

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Robert J. Kitchen ~~and wife, Ruby M. Kitchen~~ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 30th day of June, 2000.

Commission expires: 2-18-01

Notary Public

State of Tennessee
County of Davidson

On this 30thday of June, 2000, ____ before me personally appeared Robert J. Kitchen, the person who executed the foregoing instrument on behalf of Ruby M. Kitchen and acknowledged that he executed the same as the free act and deed of the said Ruby M. Kitchen, through Power of Attorney granted him by the said Ruby M. Kitchen.

Commission expires: 2/18/01

Notary Public, Kimberly R. Parker