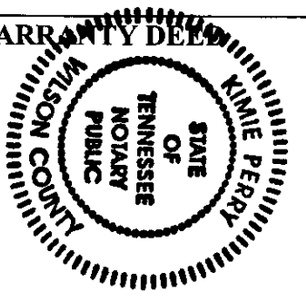
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES EXPIRATION DATE: 10-12-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/02/04 11:30 2pgs
Fees:13.00 Taxes:296.00

20041202-0143607

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth N. Faircloth	Guaranty Trust Company	Map 87
(NAME) 4616-4618 Forest Ridge Drive	(NAME) 640 Broadmor Boulevard, Suite 100	Group 13-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, Tennessee 37129	Parcel 70
(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, J.C. Kyle and Wife, Norma H. Kyle and Terry B. Holleman and Debbi J. Holleman, Husband and Wife , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth N. Faircloth , 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 Lot No. 236, Valley Grove, Section 3, as shown by plat of record in Plat Book 5800, page 153, 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 J.C. Kyle and Wife, Norma H. Kyle (1/2) and Terry B. Holleman and Debbi J. Holleman, Husband and Wife (1/2) by Quit Claim deed from J.C. Kyle and wife, Norma H. Kyle as executed on 7/3/95 and filed for record on 7/20/95 in Deed Book 9735, page 491, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 6011, page 304, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4616-4618 Forest Ridge 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 November, 2004.

Terry B. Holleman

J.C. Kyle

Debbi J. Holleman

Norma H. Kyle

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named J.C. Kyle and Wife, Norma H. Kyle and Terry B. Holleman and Debbi J. Holleman, Husband and Wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/30/2004

My Commission Expires: EXPIRATION DATE: 10-12-08

Notary Public

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KIMMIE PERRY

File Number2411108

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122