WARRANTY DEED

File Number: 60071

SANDRA GOLDEN WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006.

Linda Golden Woods
Notary Public

MY COMMISSION EXPIRES: 11-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Kirby	NEW OWNER	60-11-A-68.00 CO
(NAME)	(NAME)	
2688 Pine Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	,	
(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, Sylvia D. Tharpe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy Kirby, 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. 50 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, as of record in Book 6900, Page 660, as amended in Book 9700, Page 102 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sylvia D. Tharpe by deed from Caren Ellison (formerly known as Caren McPherson) and husband, Anthony C. Ellison, dated April 5, 2002, of record in Instrument # 20020411-0044987,, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2688 Pine Ridge Drive, Nashville, TN 37207
(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 9th day of June, 2006.

Davidson County DEEDWARR
Recvd: 06/20/06 13:30 2 pgs
Fees:13.00 Taxes:365.93
20060620-0073581

Sylvia D. Tharpe
Sylvia D. Tharpe

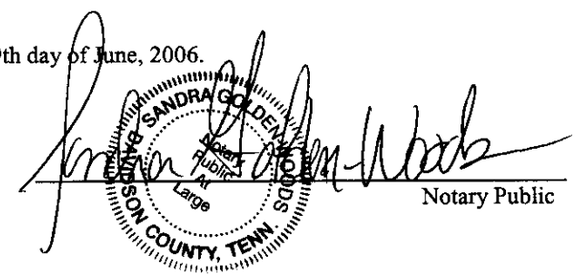
STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvia D. Tharpe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2006.

Commission expires:

11-25-08



Notary Public

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067