File No. 280401612

20B

WARRANTY DEED

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

D. Annemarie Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2008.

Mary Birthright Notary Public

MY COMMISSION EXPIRES: 11-7-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/23/08 10:29 2 pgs
Fees:13.00 Taxes:462.50
20080523-0052996

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Kirby	SAME AS NEW OWNER	Map 71.14 Parcel 37.00 & 38.00
(NAME) 159 W. Harper Road	(NAME)	
(ADDRESS) Portland, TN 37148	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Calvin L. Tate, a married man,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Steven Kirby and wife, Kelly Kirby,

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, to-wit:

TRACT No. 1:

LAND in Davidson County, Tennessee, being part of Lots Nos. 3 and 4 on the Plan of Henry Gibson Lands, as of record in Minute Book "U", Page 147, of the County Court for Davidson County, Tennessee, and described according to a survey by George W. Watkins, dated October 29, 1973, as follows:

BEGINNING at a point in the Westerly margin of the Brick Church Pike, 7 feet North of the Northeast corner of Lot No. 4 of said Subdivision, said point being that part of Lot No. 5 conveyed to Bynum Young by deed of record in Book 1046, Page 167, Register's Office for said County; thence with Young's South line and with a stone wall Westerly 175 feet, more or less, to a point 16 feet South of the Northwest corner of Lot No. 4; thence South 50 feet to a point, the Northwest corner of that part of Lot No. 4 conveyed to Robert Wildmone by deed of record in Book 1140, Page 55 9, said Register's Office; thence with Robert Wildmone's North line Easterly 175 feet, more or less, to a point in the Westerly margin of Brick Church Pike, Robert Wildmone's Northeast corner, said point being 43 feet South of the aforementioned Northeast corner of Lot No. 4; thence Northerly with the Westerly margin of Brick Church Pike 50 feet to the point of beginning.

BEING the same property conveyed to Calvin Tate by Warranty Deed dated November 15, 2006, from German Franco and wife, Mabel Salcedo, of record by Instrument No. 20061120-0143700 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1114 Brick Church Pike, Nashville, TN 37207

AND

TRACT No. 2:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Plan of Henry Gibson Lands, as of record in Minute Book "U", Page 147, County Court of said County, described as follows:

BEGINNING on the Westerly margin of Brick Church Pike at the Southeast corner of the property conveyed to J. R. Brawley and wife, by deed from Elizabeth Watson, of record in Book 1308, Page 603, Register's Office for Davidson County, Tennessee; thence with Brawley's Southerly line Westwardly 177 feet, more or less, to their Southwest corner; thence Southwardly 37 feet 7 inches to the Northwest corner of the property conveyed to W. H. Pilkerton and

wife, by deed from P. T. Gibson and wife, of record in Book 838, Page 216, Register's Office for Davidson County, Tennessee; thence with Pilkerton's Northerly line Eastwa rdly 177 feet, more or less, to the Westerly margin of said Pike, Northwardly 41 feet 8 inches to the beginning.

BEING the same property conveyed to Calvin L. Tate, a single man by Warranty Deed dated November 15, 2006, from J. A. Dreisbach, Unmarried, of record by Instrument No. 20061120-0143701 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1112 Brick Church Pike, Nashville, TN 37207

Calvin Tate being one and the same person as Calvin L. Tate.

This conveyance is subject to taxes for the year 2008 and subsequent years, easement and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301, et seq., or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1112-1114 Brick Church Pike, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hands this 22nd day of May, 2008.

Calvin L. Tate

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 Calvin L. Tate, a married man the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of May, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280401612

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072