(2)

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/04/08 09:40 3 pg
Fees:18.00 Taxes:739.63

20080904-0090636

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael I Phillips	New South Federal Savings Bank	00200003600
(NAME)	(NAME)	
210 East End Rd.	131 maple Row Blvd	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081674

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, Lynn Kirkpatrick and*Carol Kirkpatrick**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael I Phillips and Catherine M. Richeman****, 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. :

*and wife **both unmarried **SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 210 East End Rd., Goodlettsville, TN 37072

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 2nd day of September, 2008.

Lynn Kirkpatrick by Kent Swenumson Attorney-In-Law
Lynn Kirkpatrick

Carol Kirkpatrick by Kent Swenumson Attorney-In-Law
Carol Kirkpatrick

STATE OF TENNESSEE

COUNTY OF SUMNER

State of Tennessee
County of Sumner

On this 2 day of September, 2008, before me personally appeared Kent Swenumson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lynn Kirkpatrick and wife, Carol Kirkpatrick, and who acknowledged that he executed the same as the free act and deed of Lynn Kirkpatrick and wife, Carol Kirkpatrick..

Witness my hand and official at, Tennessee, this 2nd day of September, 2008

Hendersonville

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Notary Public

My Commission expires:

LK
by
KS
A.I.F.

CK
by
KS
A.I.F.

EXHIBIT A

Tract One:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and being described as follows:

Beginning at an nail and shiner in a locust stump on the southerly margin of East End Road, said stump being 260 feet more or less as measured along said East End Road margin from Necie Pattersons' northwest corner (DB 5931, page 475, RODCT); thence S 23° 00' 35" E, 764.89 feet to a set iron pin in the north line of Pauline Mason (DB4709, page 328, RODCT); thence with said Mason's north line, N 77° 30' 29" W, 300.00 feet to a set iron pin, corner to H.L. Adams (DB 1236, page 632, RODCT); thence with said Adams west line N 23° 02' 38" E, 809.44 feet to a set iron pin on the southerly margin of said East End Road; thence with said margin and curve to the left (I=60° 53' 14", R=215.98 feet, LC=218.88 feet, CB=S 61° 54' 09" E), 229.52 feet to a point; thence South 88° 09' 59" E, 82.00 feet to the point of beginning.

Tract Two:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and being described as follows:

Beginning at an iron pin in the southerly margin of East End Road in the west line of Necie W. Patterson (B5931, page 475, RODCT) said pin being the northeast corner of the herein described tract; thence with said Patterson's west line South 01° 17' 21" E, 782.81 feet to an existing stone in the north line of Pauline Mason (B4709, page 328, RODCT); thence, with said Mason's north line, N 77° 30' 29" W, 632.15 feet to a set iron pin; N 23° 00' 35" E, 764.89 feet to a nail and shiner in a locust stump on the southerly margin of said East End Road; thence with said margin S 88° 09' 59" E, 47.61 feet to a point; thence with a curve to the right, (I=21° 37' 08" , R=691.20 feet, LC=259.26, CB=S 77° 22' 58" E), 260.80 feet to the point of beginning.

BEING all of the same property conveyed to Lynn Kirkpatrick and wife, Carol Kirkpatrick by Warranty Deed from Jerry Lynn and wife, Carolyn Lynn dated May 1, 2006 of record in Instrument No. 20060503-0050892, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Instrument No. 20011003-0107316, said Register's Office.

LK
by
KS
A.I.F.

CK
by
KS
A.I.F.