Davidson County DEEDWARR
Recvd: 02/23/09 15:55 2 pgs
Fees:13.00 Taxes:1072.63
20090223-0015819

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Cr. Suite 100
Brentwood, TN 37027

Return to:
Talbott Title
2212 8th Ave S.
NASHVILLE TN
37204

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Affiant

Subscribed and sworn to before me, this 12th day of December 2008.

Notary Public
My commission expires: Jan 23, 2012

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrick D. Jankowski 2952 Glenway Dr. Nashville TN 37221	Same	142160C05800CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brian J. Kirkell and wife Sarah M. Kirkell hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Patrick D. Jankowski and wife Lea H. Jankowski 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:

Being Lot No. 24 on the Plan of Devon Glen Phase II of record in Plat Book 7900 page 562 and amended in Book 11216 Page 136 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian J. Kirkell and wife Sarah M. Kirkell by deed from Stephen W. Spalding and wife Margaret M Macquire Spalding of record in Instrument No. 20040811-0097129 Register's Office for Williamson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Devon Glen Phase II of record in Book 7900 page 562 and amended in Book 11216 page 136 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7517 page 283 and Devon Glen made applicable in Book 8796 page 416 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 2952 Glenway Dr., Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of December, 2008.

Brian J. Kirkell by Brugh Reynolds, his attorney-in-fact

Brian J. Kirkell, by Brugh Reynolds,
His Attorney-in-Fact

Sarah M. Kirkell by Brugh Reynolds, Her attorney-in-fact

Sarah M. Kirkell, by Brugh Reynolds,
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of December, 2008, before me personally appeared Brugh Reynolds to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian J. Kirkell acknowledged that such person executed the same as the free act and deed of Brian J. Kirkell.

Sheri Prow Parsons
Notary Public

SHERI PROW PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission expires Jan 23, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of December, 2008, before me personally appeared Brugh Reynolds to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sarah M. Kirkell acknowledged that such person executed the same as the free act and deed of Sarah M. Kirlell.

Sheri Prow Parsons
Notary Public

SHERI PROW PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission expires Jan 23, 2012