**This Instrument Prepared by:**
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0907182
**After Recording please return to:**
First Title and Escrow Company, Inc
2000 Richard Jones Rd, Suite 110, Nashville, TN 37215
File No. 28900-07-2009

**STATE OF TENNESSEE**
**COUNTY OF Williamson**
The actual consideration or value, whichever is greater for this transfer is **$215,500.00**

Affiant

Subscribed and sworn to before me, this 27th day of July, 2009

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: May 2, 2012

BILL GARRETT, Davidson County
Trans:T20090050903 DEEDWARR
Recvd: 07/28/09 15:23 2 pgs
Fees:13.00 Taxes:797.35
20090728-0070706

| Name and Address of New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Lior B. Klirs<br>5261 Village Way<br>Nashville, TN 37211 | First National Bank of Chester County<br>3840 Hempland Rd.<br>Mountville, PA 17554 | 161 10 OB 206.00CO |

# WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Alicia R. Barnett (kna Alicia Webb) and Brian W. Webb her spouse,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lior B. Klirs and, wife Ariella B. Hanker,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

BEING Lot No. 52 on the Plan of Villages of Brentwood, Phase Eleven (KNA Brentwood Summit) of Record in Book 9700, Page 949, Register's Office for Davidson County, Tennessee to which Plan Reference is Hereby Made for a More complete and accurate legal description.
*amended in Instrument No. 20031219-0181287
BEING the same property conveyed to Alicia R. Barnett, and unmarried woman and Brian W. Webb, an unmarried man by Warranty Deed dated March 7th, 2005 and recorded on March 8th, 2005 of record in Instrument No. 20050308-0025103, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2009 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **5261 Village Way, Nashville, Tennessee 37211**

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TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Alicia R. Webb and Brian W. Webb, sign this Warranty Deed on this the 27th day of July, 2009

Alicia R. Webb
Formerly known as Alicia R. Barnett

Brian W. Webb

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia R. Webb** and **Brian W. Webb,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of July, 2009

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010