BILL GARRETT, Davidson County
Trans:T20090077846 DEEDWARR
Recvd: 11/16/09 13:51 2 pgs
Fees:13.00 Taxes:351.50
20091116-0105351

B04 36
24225

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Gretchen R. Stull
Nicholas B. Kirby
2824 Colonial Circle
Nashville, TN 37214

**SEND TAX BILL:**

SAME AS NEW OWNERS

**MORTGAGEE:**

**MAP AND PARCEL:**
MAP 96-5
PARCEL 113

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nicholas Gold in his capacity as Administrator of the Estate of Anita M. Gorevski by Order of Intestate Administration entered under Case No. 08P-1906 in the Circuit Court for Davidson, County Tennessee, Probate Division,** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Gretchen R. Stull, an unmarried woman, and Nicholas B. Kirby, an unmarried man, as tenants in common with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled Colonial Village, of record as Plat Book 1424, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Anita M. Gorevski, by deed from Daniel D. Gleaves and wife, Sherry L. Gleaves, of record as Book 10432, page 700, dated April 18, 1997, said Register's Office. The said Anita M. Gorevski died intestate on October 24, 2008 leaving her parents Nikola J. Gorevski and wife, Stojanka Gorevski as her heirs at law. By Order of Intestate Administration entered under Case No. 08P-1906 in the Circuit Court for Davidson County, Tennessee, Probate Division, Nicholas Gold was appointed as Administrator of the Estate. By Order Authorizing Sale of Real Property entered in said Case on November 12, 2009, Nicholas Gold was authorized to sell the subject property. A Consent to Real Property Sale executed by Nikola J. Gorevski and Stojanka Gorevski was entered November 3, 2009.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 2824 Colonial Circle, Nashville, TN 37214.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 13 day of November, 2009.

Nicholas Gold, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Nicholas Gold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13 day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 13th day of November, 2009.

**NOTARY PUBLIC**

My Commission Expires: _____

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE