Davidson County	DEEDWARR
Recvd: 08/19/10 14:10	2 pgs
Fees:13.00 Taxes:599.40	
20100819-0065731	

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Lee Ann Maloney
Affiant

Subscribed and sworn to before me, this 13 day of August, 2010.

Notary Public
My commission expires: 02/11/13

REAGAN E. DUNPHY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

03-1007-36613

Address of New Owner:	Send Tax Bills to:	Tax Information
Yolanda L. Gill	Wells Fargo Bank, N.A.	018-07-0 154.00
304 Carlton Place	121 Suburban Rd., 1st Floor	
Goodlettsville TN 37072	Knoxville, TN 37923-5588	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William F. Kirby and wife, Robin T. Kirby, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Yolanda L. Gill, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Phase Two, Section Four, Charleston Square, of record in Book 6900, Page 725, and corrected in Book 7665, Page 366, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William F. Kirby and wife, Robin T. Kirby by deed from Carl L. Frensley, Jr. and wife, Martha E. Frensley, dated June 29, 1990, recorded July 3, 1990, in Book 8144, Page 922, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 304 Carlton Place, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 13th day of August, 2010.

William F. Kirby

Robin T. Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William F. Kirby and Robin T. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of August, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY