This Instrument Prepared by ~~Andy Cole~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $119,000.00.

Affiant

Subscribed and sworn before me this the 29th day of April, 2011.

Notary Public
My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tonia Denise Kirkpatrick 5390 Skip Jack Drive Antioch, TN 37013	Same address as new owner	151-9B-112CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSICA TUBERVILLE, UNMARRIED hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TONIA KIRKPATRICK, AN UNMARRIED WOMAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 109 on the plan of Lakeside Cove at Percy Priest, Phase 2, of record in Instrument No. 20051102-0132676, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jessica Tuberville, an unmarried woman by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060830-0107180; dated August 25, 2006; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5390 Skip Jack Drive, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 29th day of April, 2011.

JESSICA TUBERVILLE BY
JOHN TUBERVILLE HER ATTORNEY-IN-FACT

Jessica Tuberville
By John Tuberbille As Her Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20110027088 DEEDWARR
Recvd: 05/06/11 11:28 2 pgs
Fees:13.00 Taxes:440.30
20110506-0035045

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

STATE OF Tennessee

COUNTY OF Davidson

On this 29th day of April, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared JOHN TUBERVILLE with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JESSICA TUBERVILLE, by Power of Attorney dated APRIL 27, 2011, and who acknowledged that he executed the same as the free act and deed of JESSICA TUBERVILLE.

Witness my hand and official seal this 29th day of April, 2011.

My Commission Expires:

11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY