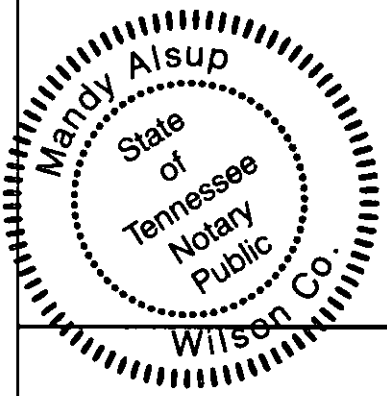
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 4/20/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan A. Kirkland	First Community Mortgage, Inc.	08607004100
(NAME)	(NAME)	
1040 Jackson's Valley Road	ISAOA/ATIMA, 275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110035087 DEEDWARR
Recvd: 06/13/11 10:39 2 pgs
Fees:13.00 Taxes:373.33
20110613-0045026

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Emily C. Waffird formerly known as Emily C. Scholes** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jonathan A. Kirkland, a single person and Jeremy A. Kirkland a single person and Joel G. Griese a single person**, hereinafter called the GRANTEE(S), their heirs and/or 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. 25 on the plan of Phase I, Section Two, Jackson's Retreat, of record in Plat Book 5200, Page 334-335 and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Emily C. Scholes, Unmarried by Deed from Phyllis Barger and husband, Stephen D. Barger, Sr., dated 02/29/2008 and filed for record on 03/04/2008 in Instrument No. 20080304-0021492, Register's Office for Davidson County, Tennessee. The said Emily C. Scholes having since married and now know as Emily C. Waffird.

All matters as set forth per Plat Book 5200, Page 334-335, Book 5972, Page 96, said Register's Office.

Restrictions of record in Book 5741, Page 360, said Register's Office.

By-Laws of record in Book 5745, Page 294, said Register's Office.

Charter of record in Book 5745, Page 283, said Register's Office.

Jerrod Waffird joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1040 Jackson's Valley Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 7th day of June, 2011.

Emily C. Waffird

Jerrod Waffird

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily C. Waffird and Jerrod Waffird the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of June, 2011.

Notary Public
My Commission Expires: 11.5.2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122