Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $93,500.00

BILL GARRETT, Davidson County
Trans:T20110044864 DEEDWARR
Recvd: 07/25/11 13:46 2 pgs
Fees:13.00 Taxes:345.95
20110725-0056782

Affiant

KATHLEEN A. TOMLIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me, this 21st day of July, 2011.

Notary Public
My commission expires: 1-17-12

06-1106-74303

Address of New Owner:	Send Tax Bills to:	Tax Information
Bridgett Y. McGee	U.S. Bank, N.A.	096-06-0 130.00
407 Cottonwood Dr.	9321 Olive Blvd.	
Nashville TN 37214	St. Louis, MO 63132	

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, Janice Moore Kirkpatrick, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bridgett Y. McGee, 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. 173, on the Plan of Cloverhill, Section No. IV, of record in Plat Book 2133, Page 62, as amended by the Metropolitan Planning Commission of record at Book 5167, Page 406, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse D. Moore and wife, Violet H. Moore by deed from Claude C. Pardue and wife, Margaret L. Pardue, dated May 1, 1959, recorded May 4, 1959, of record in Book 2903, Page 607, Register's Office for Davidson County, Tennessee. Jesse D. Moore and Violet H. Moore having since died. Jesse D. Moore having predeceased Violet H. Moore. Violet H. Moore left as her sole surviving heir at law, Janice Moore Kirkpatrick, as per Affidavit of Heirship of record in Instrument No. 20091102-0101107, Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

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 407 Cottonwood Dr., Nashville, TN 37214

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 21st day of July, 2011.

Janice Moore Kirkpatrick

Janice Moore Kirkpatrick

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice Moore Kirkpatrick, 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 Mt. Juliet, TN, this 21st day of July, 2011.

Notary Public
State of Tennessee at Large

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.