WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110053028 DEEDWARR
Recvd: 08/29/11 10:29 2 pgs
Fees:13.00 Taxes:665.63

20110829-0066502

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-18-2011

State of Tennessee)
County of Davidson)

11-08-008-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of August, 2011

Notary Public

My Commission Expires: ~~09/09/14~~ 9-19-2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ANDREW KIRK	F&M BANK	72-11
(NAME) 1410 Monetta Avenue	(NAME) PO BOX 451	181.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JILL MILLER HALL, MARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW KIRK**, hereinafter called the Grantee(s), their heirs 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. 37, on the Plan of Montgomery Heights, of record in Book 332, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 37 fronts 50 feet on the southerly side of Monetta Avenue (formerly Highland Avenue) and runs back between lines parallel lines 219 feet to an alley.

BEING the same property conveyed to JILL MILLER TERRY, N/K/A JILL MILLER HALL, by Deed from CORNERSTONE INVESTMENTS, INC., dated May 21, 2008 of record in Instrument No. 20080521-0052114, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is not now nor never has been the principle place of residence for the grantor herein.

BEING unimproved [ ]
Improved [ ] property known as: **1410 Monetta Avenue, Nashville, TN, 37206.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, my hand, this 26th day of August, 2011.

Jill Miller Hall

JILL MILLER HALL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JILL MILLER HALL**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2011.

My Commission Expires: 09/09/14

Notary Public

