BILL GARRETT, Davidson County
Trans:T20110056059 DEEDWARR
Recvd: 09/09/11 13:45 2 pgs
Fees:13.00 Taxes:303.40
20110909-0070173

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11505

**Send Tax Bills To:**
SWBC
9311 San Pedro, Suite 125
San Antonio, TX 78216

**New Owner is:**
Princess Idemudia
5170 Hickory Hollow Parkway #247
Antioch, TN 37013

MAP: 163-05-0B

PARCEL: 083.00 CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Kirk, II and wife, Nina Cordelia Kirk,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Princess Idemudia, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **5170 Hickory Hollow Parkway #247, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 83 on the Final Plat of Mill Park, Phase II (Formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Element), of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James Kirk, II, by Quitclaim Deed from Karen Pulley, dated 2/5/10 and recorded 10/25/10 in Instrument No. 20101025-0085428, and being the same property previously conveyed to Karen Pulley, by Quitclaim Deed from James Kirk, II, dated 2/2/10 and recorded 3/5/10 in Instrument No. 20100305-0016948, and being the same property previously conveyed to James Christopher Kirk, II, unmarried, by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated 11/15/02 and recorded 11/20/02 in Instrument No. 20021120-0143914, all of record in the Register's Office of Davidson County, Tennessee.

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of September, 2011.

GRANTOR(S):

**JAMES KIRK, II**

**NINA CORDELIA KIRK**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Kirk, II and Nina Cordelia Kirk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of September, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

**NOTARY PUBLIC**
My Commission Expires:_____

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is **$82,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this 2nd day of September, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

**NOTARY PUBLIC**
My commission expires:_____