File No. 1109996

WARRANTY DEED

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zach and Lindsey Kilgore	SAME	126 15 0A 308.00
(NAME)	(NAME)	
8421 Beautiful Valley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott A. Burley and Jennifer M. Burley, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zach R. Kilgore and Lindsey J. Kilgore, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot 8, on the Plan of Boone Trace, Section 8, Phase I, Beautiful Valley Drive at Settlers Way, of record as Instrument Number 20031210-0177241, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Burley and Jennifer M. Burley, husband and wife, by Warranty Deed of record in Instrument Number 200603090027557 of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 6900, Page 470 and Instrument 200312100177241; Restrictions of record in Book 7265, Page 657 and in Instrument 200107170075902; Stormwater Detention Agreement Easement of record in Instrument 200212170155375; Charter of record in Book 9607, Page 534; all of the Register's Office for Davidson County, Tennessee.

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.

This is improved ☒ property, known as 8421 Beautiful Valley Dr., Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are

BILL GARRETT, Davidson County
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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 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 our hands this 20th day of September, 2011.

Scott A. Burley

Scott A. Burley

Jennifer M. Burley

Jennifer M. Burley

STATE OF OHIO

COUNTY OF Butler

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [redacted] Scott A. Burley and Jennifer M. Burley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of September, 2011.

Commission expires: July 20, 2015

Bradley T. Waggoner

Notary Public

File Number: 1109996

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130

NOTARY PUBLIC STATE OF OHIO

BRADLEY T. WAGGONER
Notary Public, State of Ohio
My Comm. Expires July 20, 2015