WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory P. Kirby	Regions Bank d/b/a Regions Mortgage	Map 161-7
(NAME)	(NAME)	
5221 Greenleaf Drive	2050 Parkway Office Circle	Parcel 59
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **WILLIAM R. FUSON AND WIFE, JOYCE L. FUSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY P. KIRBY AND WIFE, KIMBERLY A. KIRBY** , 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Kingswood Park of record in Plat Book 2900, page 70, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William R. Fuson and wife, Joyce L. Fuson, by deed dated June 13, 1963, from C. C. Adams and wife, Irene H. Adams, of record in Book 3575, page 411, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Book 2900, page 70, said Register's Office.

William R. Fuson is the same person as William Ray Fuson.
Joyce L. Fuson is the same person as Joyce Lane Fuson.

unimproved ☐

This is improved ☒ property, known as 5221 Greenleaf Drive, Nashville, Tennessee 37211

(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 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.

BILL GARRETT, Davidson County
Trans:T20110069572 DEEDWARR
Recvd: 11/04/11 10:22 2 pgs
Fees:13.00 Taxes:669.33
20111104-0086179

Witness our hands this 31st day of October, 2011.

William R. Fuson
by William L. Fuson his Attorney in Fact

William R. Fuson
By William L. Fuson, Attorney in Fact

Joyce L. Fuson
by William L. Fuson her Attorney in Fact

Joyce L. Fuson
By William L. Fuson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2011, before me personally appeared William L. Fuson, to me known to be the person who executed the foregoing instrument on behalf of William R. Fuson and Joyce L. Fuson and acknowledged that he executed the same as the free act and deed of William R. Fuson and Joyce L. Fuson.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2011.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013