WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
[illegible] INDIAN LAKE BLVD STE 106
[illegible]75

BILL GARRETT, Davidson County
Trans:T20110075636 DEEDWARR
Recvd: 12/01/11 09:21 2 pgs
Fees:13.00 Taxes:1766.75
20111201-0093411

MELISSA D ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $477,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 29th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven James Kirby	SAME	
(NAME)	(NAME)	
159 West Harper Rd		06004010800
(ADDRESS)	(ADDRESS)	
Portland, TN 37148		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20111389

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, **Homestead Properties, a Tennessee general partnership**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Steven James Kirby and Kelly 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 321 Homestead Rd., Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of November, 2011.

Homestead Properties, a Tennessee general partnership

By:
D. Fell Merwin, Member

State of Tennessee
County of Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared D. Fell Merwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Homestead Properties, a Tennessee General Partnership, the within named bargainor, a partnership, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as member (or other authorized officer). Witness my hand this 29th day of November, 2011.

My Commission Expires: 4/23/2013

MELISSA D ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Melissa D. Rogers

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Map of Coats Subdivision, as of record in Book 9700, page 630, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Homestead Properties, LLC by Warranty Deed from William M. Coats, dated September 23, 1998 and filed of record in Book 11125, Page 400, Register's Office for Davidson County, Tennessee. The said Homestead Properties, LLC conveyed its interest in said land to Homestead Properties, a Tennessee general partnership by Quitclaim Deed dated December 28, 2001 and filed of record in Instrument 20020103-0001174, Register's Office for said County.

This conveyance is made subject to 50 foot right of way for Homestead Road.