WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075700 DEEDWARR
Recvd: 12/01/11 10:26 2 pgs
Fees:13.00 Taxes:699.30
20111201-0093502

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,000.00

Paula N. Sims
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF NOVEMBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04251 SIMS CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Paula N. Sims	Guaranty Trust Company	183-5A-240.00 CO
5309 Kimsaw Circle	726 South Church Street	
Antioch, TN 37013	Murfreesboro, TN 37133	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DICKIE B. KIRK AND WIFE REBECCA KIRK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PAULA N. SIMS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5309 Kimsaw Circle, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 our hand on the 23rd day of November, 2011.

Dickie B. Kirk

Rebecca Kirk

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson CIP

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DICKIE B. KIRK AND REBECCA KIRK, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. ID

Witness my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this 23rd day of November, 2011.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 536 on the Plan of October Woods, Phase 5, Section 8, of record in Instrument Number 199912140303097, and Instrument Number 199912140303098, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Dickie B. Kirk and wife, Rebecca Kirk by Warranty Deed from Lifestyle Homes, Tennessee General Partnership, recorded on the 9th day of May, 2001 in Instrument No. 20010509-0048100, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF OCTOBER WOODS, PHASE 5, SECTION 8, as recorded in Instrument Nos. 19991214-0303097 and 19991214-0303098, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 9840, Page 276 and Instrument No. 199912060300152, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of By-Laws at Book 9840, Page 267.

f. Boundary Plat at Book 7900, Page 909.

g. Charter/Articles of Inc. at Book 9840, Page 259.

h. Quitclaim Deed Open Space at Instrument 20000425-0041127.

i. Easement recorded in Book 302, Page 573 and Book 303, Page 571.