File No. 110595

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110078631 DEEDWARR
Recvd: 12/12/11 15:19 4 pgs
Fees:23.00 Taxes:477.30
20111212-0096836

STATE OF Alabama
COUNTY OF Madison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 02/27/2013

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D. Kahl	SunTrust Mortgage, Inc.	182 06 0A 113.00 CO
(NAME)	(NAME)	
7104 Legacy Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Richmond, VA 23224	
(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, WE, Andrew B. Monks and wife, Leah S. Monks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly D. Kahl, unmarried, 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. 113 on the Plan of Old Hickory Hills, Section I, of record in Instrument No. 20011023-0115382, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Andrew B. Monks and wife, Leah S. Monks by deed from Adam Clark Eaton, unmarried, dated April 24, 2008 and recorded on April 30, 2008 in Instrument No. 20080430-0044046, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Old Hickory Hills Homeowners Association of record in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7104 Legacy Drive, Cane Ridge, TN 37013

(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.

File No. 110595
Witness our hands this 7th day of December, 2011.

12-6-11
Andrew B. Monks

Leah S. Monks

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew B. Monks, 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.

Witness my hand and official seal this 6 day of December, 2011.

Commission expires:
My Commission Expires 02/27/2013

Notary Public

TERRA LANDERS NOTARY PUBLIC ALABAMA STATE AT LARGE

File No. 110595
Witness our hands this 7th day of December, 2011.

Andrew B. Monks

Leah S. Monks

See attached notary for Leah S. Monks

~~STATE OF~~ _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew B. Monks, 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.

Witness my hand and official seal this _____ day of December, 2011.

Commission expires:

Notary Public

File No. 110595

STATE OF TN
COUNTY OF Lincoln

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

Witness my hand and official seal this 6th day of December, 2011.

Commission expires:
March 4, 2012

Lori Ann Thompson
Notary Public

LORI ANN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY