WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GERALD G. PATERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2013

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30343
(Davidson County File Box 9-B)

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
Colin H. Kirkby	SunTrust Mortgage Inc.	Map 117-9
(NAME)	(NAME)	
2875 Sugartree Road	901 Semmes Avenue	Parcel 92
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond, VA 23224	
(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, I, **VIVIAN SIEGEL, TRUSTEE OF THE VIVIAN SIEGEL LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF VIVIAN SIEGEL, DATED SEPTEMBER 21, 2009**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN H. KIRKBY AND MELISSA A. KIRKBY, 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:

Land in Davidson County, Tennessee, being part of an unnumbered tract marked for future development on the plan of Woodmont Estates, section 2 as of record in Book 1130 page 99, Register's Office for said County, being Lot No. 42 on the plan showing subdivision of said tract, described according to survey made by W.W. Turner Company, Engineers, November 30, 1949, as follows:

Beginning on the southerly margin of Sugar Tree Road 107.9 feet west of the northwest corner of Lot No. 40 on said unrecorded plan; being the corner of Lots Nos. 41 and 42 on said unrecorded plan; thence with the line between said two lots, southwestwardly 213.3 feet to a point in the northerly line of Lot No. 43; thence with the same westwardly 107.6 feet to the easterly margin of Hilldale Drive; thence with same northwardly 188 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.56 feet to the southerly margin of Sugar Tree Road; thence with the same, eastwardly 82.6 feet to the beginning.

Being the same property conveyed to David A. Zeserson and Vivian Siegel, Trustees of the Siegel-Zeserson Family Trust by deed from Beverly Ford Evans, an unmarried person, of record in Instrument No. 20080701-0067784, said Register's Office and by Quitclaim Deed to Vivian Siegel, Trustee of the Vivian Siegel Living Trust, Established by the Revocable Trust Agreement of Vivian Siegel, Dated September 21, 2009 from David A. Zeserson and Vivian Siegel, Trustees of the Siegel-Zeserson Family Trust of record in Instrument No. 20111227-0100409, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) Plat of record in Book 1130, page 99; and (c) restrictive covenants of record in Book 1449, page 61, Book 1781, page 561, Book 11566, page 98, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2875 Sugartree Road, Nashville, Tennessee 37215

(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 [illegible] shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120000163 DEEDWARR
Recvd: 01/03/12 11:01 2 pgs
Fees:13.00 Taxes:2442.00
20120103-0000220

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

Vivian Siegel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Vivian Siegel with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Vivian Siegel Living Trust, Established by the Revocable Trust Agreement of Vivian Siegel, Dated September 21, 2009, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015