BILL GARRETT, Davidson County
Trans:T20120025670 DEEDWARR
Recvd: 04/09/12 14:01 2 pgs
Fees:13.00 Taxes:397.75

20120409-0030126

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $107,500.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2012.

Notary Public
My commission expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

06-1202-74535

Address of New Owner:	Send Tax Bills to:	Tax Information
Dickie Bruce Kirk 4256 Nepal Drive Hermitage TN 37076	Same	075-06-0087.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cheryl B. Marquis, married, Individually and as Executrix of the Estate of John Butkovich, deceased, and Benjamin Alan Marquis, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dickie Bruce Kirk and Rebecca Warren Kirk, husband and wife, hereinafter called the Grantees, their successors 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. 320, on the Plan of Hermitage Estates, Section II, of record in Plat Book 3700, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John F. Butkovich and wife, Vivian L. Butkovich by deed from A.H.Johnson and wife, Malvin Johnson, dated September 29, 1966, recorded October 3, 1966, of record in Book 4064, Page 157, Register's of Davidson County, Tennessee. Vivian L. having since died, predeceasing John F. Butkovich who died testate on December 29, 2011. John's ancillary estate is currently being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 12P-303. Decedent's Will devised the subject property to Cheryl Ann Butkovich Marquis and Benjamin Alan Marquis. Cheryl Ann Butkovich Marquis and Cheryl B. Marquis are one and the same person.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4256 Nepal Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 3rd day of April, 2012.

Cheryl B. Marquis, Individually and as Executrix of the Estate of John Butkovich deceased

Cheryl B. Marquis, Individually and as Executrix of the Estate of John Butkovich, deceased

Benjamin Alan Marquis by Cheryl B. Marquis his Attorney in Fact

Benjamin Alan Marquis, by Cheryl B. Marquis, his Attorney in Fact

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg

Personally appeared before me, the undersigned, a notary public in and for said country and state, the within named Cheryl B. Marquis, Individually and as Executrix of the Estate of John Butkovich, 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 in the said capacities and for the purposes therein contained.

WITNESS my hand and official seal at Spartanburg, South Carolina, this 3 day of April, 2012.

Notary Public S.C

My Commission Expires: 03/12/14

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheryl B. Marquis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Benjamin Alan Marquis, and that she is authorized by Benjamin Alan Marquis to execute this instrument on his behalf.

Witness my hand in Spartanburg, SC, this 3 day of April, 2012.

Notary Public S.C

My Commission expires: 03/12/14