BILL GARRETT, Davidson County
Trans:T20120028154 DEEDWARR
Recvd: 04/18/12 11:44 2 pgs
Fees:13.00 Taxes:5642.50
20120418-0033091

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17TH DAY OF APRIL, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 3-9-13

IVA J. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

Address New Owner As Follows: Miles Kirkland and Edith Kirkland 406 W. Brookfield Ave. Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 130 09 0 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. MCDOUGALL, JR. AND WIFE, SALLY H. MCDOUGALL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MILES KIRKLAND AND WIFE, EDITH KIRKLAND**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot "D" on the Map of the Subdivision of lot No. 2 of Block 1 of the Highlands of Belle Meade No. 1, as of record in Book 843, page 14, Register's Office for said County.

Said lot "D" fronts 238 feet on the northeasterly side of Brookfield Drive, as measured around a slight curve, and runs back 328.5 feet on the southeasterly line and 330 feet on the northwesterly line to a dead line in the rear, measuring 233-1/3 feet thereon.

Being the same property conveyed to John W. McDougall, Jr. by deed dated July 24, 1974, from George Newton Bullard, Jr. and wife, Eunice B. Bullard, recorded in Book 4841, page 731, Register's Office for Davidson County, Tennessee. The said John W. McDougall, Jr. having further conveyed an interest as tenant by the entireties to Sally H. McDougall by Quitclaim Deed dated August 10, 1979, recorded in Book 5481, page 997, in said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 843, page 14, Register's Office for Davidson County, Tennessee.

This is improved property known as: **406 W. Brookfield Ave., Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of April, 2012.

John W. McDougall, Jr.

Sally H. McDougall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN W. MCDOUGALL, JR.,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of April, 2012

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SALLY H. MCDOUGALL,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of April, 2012

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____