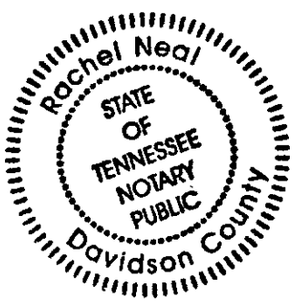
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

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
Morgan Hillenmeyer	New owner	Map 117-13
(NAME)	(NAME)	Parcel 67
2824 Kenway Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CARL T. KIRKLAND, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MORGAN* HILLENMEYER AND LEIGH HILLENMEYER, 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: *A.

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Woodmont Estates No. 2 of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carl t. Kirkland by deed from James B. Foley and wife, Abby Foley, of record in Instrument No. 20100505-0034010, said Register's Office.

Grantor warrants that the subject property has never been the marital residence of the Grantor and as such is not subject to any marital rights therein.

This conveyance is subject to (a) 2012 real property taxes; and (b) all matters appearing on the plan of record in Book 1130, page 99, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2824 Kenway 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 any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120036562 DEEDWARR
Recvd: 05/17/12 15:40 2 pgs
Fees:13.00 Taxes:1924.00
20120517-0043015

Witness my hand this 14 day of May, 2012.

Carl T. Kirkland

STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl T. Kirkland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jackson (City), Tennessee this 14 day of May, 2012.

Commission expires: 9/24/2013

Notary Public

M. ASHLEY IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY