Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $78,500.00

Affiant

Subscribed and sworn to before me, this 29 day of June, 2012

Notary Public
My commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20120048410 DEEDWARR
Recvd: 07/02/12 09:41 2 pgs
Fees:13.00 Taxes:290.45
20120702-0057694

Address of New Owner:	Send Tax Bills to:	Tax Information
Junious C. Kirkland	New Owner	086-08-0-014.00
1433 Autumn Knoll	914 Point View Circle	
Hermitage, TN 37076	Mt. Juliet, TN 37122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Coble and wife, Cara Coble,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Junious C. Kirkland and wife, Gloria Kirkland,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Final P.U.D. Plan of Phase III, Jackson's Retreat, of record in Plat Book 5200, Pages 517 and 518, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. Coble and wife, Carla Coble by Deed from James R. Humphreys and wife, Judith S. Humphreys of record at Book 10870, Page 708, Register's Office for Davidson County, Tennessee, dated March 27, 1998; and

Being the same property conveyed to John Coble by Quitclaim Deed from Carla Moore, of record at Instrument No. 20050705-0076812, Register's Office for Davidson County, Tennessee, dated June 28, 2005.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1433 Autumn Knoll, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 29th day of June, 2012.

John Coble

Cara Coble

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Coble and Cara Coble,** 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 at Franklin, Tennessee, this the 29th day of June, 2012.

Notary Public

My Commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012031986