STATE OF TENNESSEE
COUNTY OF DAVIDSON

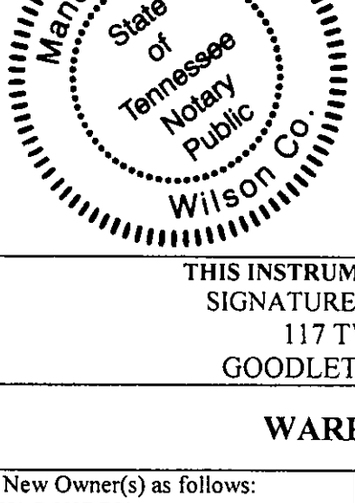
The actual consideration or value, whichever is greater, for this transfer is 208,000.00

Affiant

Subscribed and sworn to before me, this 2ND day of November, 2012.

Notary Public

My commission expires:
4-20-2015



BILL GARRETT, Davidson County
Trans:T20120085136 DEEDWARR
Recvd: 11/07/12 10:16 2 pgs
Fees:13.00 Taxes:769.60

20121107-0102770

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MATTHEW C KIRBY **SHELBY L KIRBY**	**Sumner Bank and Trust**	**075110A11700CO**
4261 RACHEL DONELSON PASS	**967A Grassland Place**	
HERMITAGE, TN 37076	**Gallatin, TN 37066**	

FOR AND IN 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 ACKNOWLEDGE, WE,

JAMES R ROBERTSON and NICOLE A DUNAWAY N/K/A NICOLE A ROBERTSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW C KIRBY and SHELBY L KIRBY, 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 Lot No. 117, on the Plan of Phase Four-B, Heritage Meadows, of record in Instrument No. 20031111-0164698, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO JAMES R ROBERTSON AND NICOLE A DUNAWAY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM MARILYN L WILKINS NOW TALBOT, MARRIED DATED 03/05/08 AND RECORDED ON 03/10/08 IN INSTRUMENT NO 20080310-0023827, SAID REGISTER'S OFFICE FOR SAID COUNTY. JAMES R ROBERTSON AND NICOLE A DUNAWAY ARE NOW MARRIED. NICOLE A DUNAWAY IS NOW KNOWN AS NICOLE A ROBERTSON.

JAMES RYAN ROBERTSON HEREBY EXECUTING THIS DOCUMENT ON BEHALF OF NICOLE A ROBERTSON BY POWER OF ATTORNEY OF RECORD IN INSTRUEMENT NUMBER 20121107-0102769, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 4261 RACHEL DONELSON PASS, 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 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 in 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.

Witness my/our hand(s) this 2nd day of November, 2012.

JAMES R ROBERTSON
Nicole A. Robertson by

her Attorney-in-fact
NICOLE A ROBERTSON
BY JAMES RYAN ROBERTSON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES R ROBERTSON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2012.

MY COMMISSION EXPIRES
MARCH 1, 2016

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared JAMES RYAN ROBERTSON to me known to be the person who executed the foregoing instrument in behalf o NICOLE A ROBERTSON as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said NICOLE A ROBERTSON.

Witness my hand, at office, this 2nd day of November, 2012.

MY COMMISSION EXPIRES
MARCH 1, 2016

Notary Public

My Commission Expires:_____