BILL GARRETT, Davidson County
Trans:T20130014583 DEEDWARR
Recvd: 02/21/13 11:12 6 pgs
Fees:32.00 Taxes:0.00
20130221-0017468

This instrument prepared by:
Suzanne Goldsmith, Attorney at law
P.O. Box 7178 Surprise, AZ 85374
(480) 322-1088

GENERAL WARRANTY DEED
Husband and Wife to a Trust

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION which is known to the undersigned, and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged by the undersigned Individuals (hereinafter referred to as "GRANTORS") , we, the undersigned **WILLIAM A. KIRK, Jr**. under a Durable Power of Attorney dated April 30, 2004 given to his wife, VIOLET M. KIRK and **VIOLET M. KIRK** as GRANTORS, do hereby transfer and convey to **VIOLET M. KIRK as Trustee, under THE WILLIAM A. KIRK and VIOLET M. KIRK Revocable Trust dated June 16, 2012**, hereinafter referred to as GRANTEE, the following tract of land, together with all improvements thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 712 ON THE PLAN OF CALUMET ESTATES, PHASE SEVEN, OF RECORD IN PLAT BOOK 9700, PAGE 628, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SAVE AND EXCEPT all oil, gas and minerals on and under the property owned by the Grantors, if any, which are reserved by Grantors.

SUBJECT TO:
(1) Taxes which have been prorated and assumed by Grantees
(2) All restrictions of record; (3) All easements of record; 4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations (7) Rights of way, defective covenants and mineral reservations of records

PARCEL ID# 150-14-0-A 095.00 CO

Improved property located at: **4124 Pleasant Colony Drive, Antioch, Tennessee**

EXEMPT PROPERTY TRANSFER PURSUANT TO Tenn. Code Ann. 66-5-209

TO HAVE AND TO HOLD same unto GRANTEE, and unto GRANTEE'S heirs and assigns forever, with all appurtenances hereunto attaching or to become appurtenant to Subject Real Property on Effective Date. Grantors warrant Title against all persons whomsoever and bind themselves to warrant the title against all its acts and none other, subject to the matters above set forth.

GRANTORS WILLIAM A. KIRK, Jr. and wife, VIOLET M. KIRK and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE, that

Grantors are lawfully seized in fee simple in said premises that the premises are free from all encumbrances, unless otherwise note above, that GRANTORS have a good right to sell and/or convey the same as aforesaid and to forever warrant and defend the title to said lands against all claims whatever.

WITNESS the signatures of GRANTORS' this 16th **day of** January **. 20**13.

William A. Kirk, Jr.
by Violet M. Kirk, Agent P.O.A.
William A. Kirk, Jr. Principal
by Violet M. Kirk, Agent
Under Durable Power of Attorney
Dated April 30, 2004

Violet M. Kirk
Violet M. Kirk

STATE OF ARIZONA)
) ss. ACKNOWLEDGMENT
County of Maricopa)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **VIOLET M. KIRK**, individually and as Agent for WILLIAM A. KIRK, Jr. to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed. If the person's name is subscribed in a representative capacity, it is for the principal named and in the capacity indicated.

Suzanne Goldsmith
NOTARY PUBLIC

My Commission Expires: 07-08-2014

Suzanne Goldsmith
Notary Public - Arizona
Maricopa County
My Commission Expires
July 8, 2014

Grantors and Grantees' name, address & telephone number:
WILLIAM A. KIRK, Jr. and VIOLET M. KIRK
16032 W. Heritage Dr.
Sun City West, AZ 85375
(623) 444-9273

SEND TAX STATEMENTS TO GRANTEE:
Violet M. Kirk, Trustee
16032 W. Heritage Dr.
Sun City West, AZ 85375

SOURCE OF TITLE: 20050901-0104999

STATE OF FLORIDA
COUNTY OF FLAGLER

DURABLE POWER OF ATTORNEY

BY THIS DURABLE POWER OF ATTORNEY, I, **WILLIAM A. KIRK, JR.,** of Flagler County, Florida, appoint as my attorney in fact to manage my affairs, my wife, **VIOLET M. KIRK.**

This Durable Power of Attorney shall not be affected by any physical or mental disability that I may suffer except as provided by statute, and shall be exercisable from this date. All acts done by my attorney pursuant to this power shall bind me, my heirs, devisees, and personal representatives. This Power of Attorney is nondelegable.

Without limiting the broad powers conferred by the preceding provisions, I authorize my attorney in fact to:

1. Collect all sums of money and other property that may be payable or belonging to me, and to execute receipts, releases, cancellations, or discharges.

2. Settle any account in which I have any interest and to pay or receive the balance of that account as the case may require.

3. Enter any safe deposit box or other place of safekeeping standing in my name alone or jointly with another and to remove the contents and to make additions, substitutions, and replacements.

4. Borrow money on such terms and with such security as my attorney-in-fact may think fit and to execute all notes, mortgages, and other instruments that my attorney-in-fact finds necessary or desirable.

5. Draw, accept, endorse or otherwise deal with any checks or other commercial or mercantile instruments, specifically including the right to make withdrawals from any savings account or building and loan deposits.

6. Redeem bonds issued by the United States Government or any of its agencies, any other bonds and any certificates of deposit or other similar assets belonging to me.

7. Sell bonds, shares of stock, warrants, debentures, or other assets belonging to me, and execute all assignments and other instruments necessary or proper for transferring them to the purchaser or purchasers, and give good receipts and discharges for all money payable in respect to them.

8. Invest the proceeds of any redemptions or sales and any other of my money in bonds, shares of stock, and other securities as my attorney shall think fit.

9. Vote at all meetings of stockholders of any company and otherwise act as my attorney or proxy in respect of my shares of stock or other securities or investments that now or hereafter belong to me, and appoint substitutes or proxies with respect to any of those shares of stock.

10. To create and contribute to an IRA or employee benefit plan (including a plan for a self-employed individual) for my benefit; to select any payment option under any IRA or employee benefit plan in which I am a participant, (including plans for self-employed individuals) or to change options I have selected; to make and change beneficiary designations; to make voluntary contributions to such plans; to make "roll-overs" of plan benefits into other retirement plans.

11. Execute in my behalf any tax return and act for me in any examination, audit, hearing, conference or litigation relating to taxes, including authority to file and prosecute refund claims, and enter into any settlements.

12. Sell, rent, lease for any term, or exchange any real estate or interests in it for such considerations and upon such terms and conditions as my attorney may see fit, and execute, acknowledge and deliver all instruments conveying or encumbering title to property owned by me alone as well as any owned by me and another person jointly.

13. Prosecute, defend, and settle all actions or other legal proceedings touching my estate or any part of it or touching any matter in which I may be concerned in any way.

14. Purchase bonds issued by the United States that can be applied at face or maturity value on account of estate tax liabilities, commonly known as "flower bonds."

15. To make gifts, grants or other transfers without consideration either outright or in trust, (including the forgiveness of indebtedness and the completion of any charitable pledges I may have made) to such person or organizations as my Agent shall select; to make payments for the college and post-graduate tuition and medical care of my spouse and dependents; to consent to the splitting of gifts under Section 2513 of the Internal Revenue Code and any successor sections thereto and/or similar provisions of any state or local gift tax laws; to pay any gift tax that may arise by reason of such gift, provided, however, that my Agent shall not make any gifts constituting a future interest within the meaning of Section 2503(b) of the Internal Revenue Code and shall not make gifts in excess of $10,000.00 in any calendar year to any one person unless my spouse has agreed to consent to "gift splitting" under Section 2513 of the Internal Revenue Code and in that event such shall not exceed $20,000.00 in any calendar year.

16. To arrange for and consent for medical, therapeutical and surgical procedures including the administration of drugs.

17. Do anything regarding my estate, property and affairs that I could do myself.

18. To apply and receipt for the actions on my behalf with regard to any and all federal, state and governmental entitlements.

19. To create or establish both irrevocable and/or revocable trusts for my benefit or the benefit of my immediate family members and to transfer any and all personal or real property to any such trust as my attorney-in-fact may see fit. My attorney-in-fact may also select the Trustee of any such trust.

20. To renounce and disclaim any property or interest in property or powers to which for any reason and by any means I may become entitled, whether by gift, testate or intestate succession; to release or abandon any property or interest in property or powers which I may now or hereafter own, including any interests in or rights over trusts (including the right to alter, amend, revoke or terminate) and to exercise any right to claim an elective share in any estate or under any will, and in exercising such discretion, my Agent may take into account such matters as shall include but shall not be limited to any reduction in estate or inheritance taxes on my estate, and the effect of such renunciation or disclaimer upon persons interested in my estate and persons who would receive the renounced or disclaimed property.

21. To create, amend, modify or revoke any document or other disposition effective at my death or transfer assets to an existing trust created by me.

The powers conferred upon my attorney in fact extend to all of the right, title and interest in property in which I may have an interest jointly with any other person, whether in an estate by the entirety, joint tenancy, or tenancy in common.

Should my said wife, **VIOLET M. KIRK,** be unable to serve or predecease me, then I appoint **THEODORE S. PERKOVICH** to act as my successor attorney-in-fact. Evidence of my original attorney-in-fact's death, disability or resignation shall be deemed conclusive proof of authority of my successor attorney-in-fact to serve. Evidence of disability shall consist of a licensed physician's statement that my original attorney-in-fact is incapable or unable to serve. Evidence of my original attorney-in-fact's resignation shall consist of a written resignation duly executed and acknowledged.

This instrument is executed by me in the State of Florida, but it is my intention that this Power of Attorney shall be exercisable in any other State or jurisdiction where I may have any property or interests in property.

I hereby confirm all acts of my attorney in fact pursuant to this power.

Any person relying upon this Power of Attorney, may rely upon an Affidavit from my attorney-in-fact, to the effect that I am alive, have not been adjudicated incompetent and have not revoked this power. Such Affidavit shall be conclusive proof that this power has

not been revoked and said person shall be entitled to rely on said Affidavit. Any act that is done under this Power between the revocation of this instrument and notice of that revocation to my attorney shall be valid unless the person claiming the benefit of the fact had notice of that revocation.

This Durable Power of Attorney is executed in accordance with the provisions of Florida Statutes Section 709.08 and pursuant thereto, notification of execution of this Durable Power of Attorney will be mailed to my spouse or if no spouse to my adult children at their last known address.

IN WITNESS WHEREOF, I have set my hand and seal on this 30th day of April, 2004.

Signed, sealed and delivered in the presence of:

Leanna Bourke
Leanna Bourke

WILLIAM A. KIRK, JR.

Stephanie Byra
Stephanie Byram

STATE OF FLORIDA
COUNTY OF FLAGLER

Sworn to and Subscribed before me this 30th day of April 2004. Declarant is personally known to me or produced a driver's license as identification and did take an oath.

Virginia E. Hosea
Notary Public

Virginia E. Hosea
MY COMMISSION # DD008095 EXPIRES
June 8, 2005
BONDED THRU TROY FAIN INSURANCE, INC.