WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130033001 DEEDWARR
Recvd: 04/23/13 08:21 2 pgs
Fees: 13.00 Taxes: 476.93
20130423-0039984

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Linda Howe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-30-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Graham	Franklin American Mortgage Company	Map & Parcel 059040a09000co
(NAME)	(NAME)	
2811 Creekbend Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(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, WE, Amanda D. Williams Kirby and Donald Kirby, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Graham, unmarried, 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:

BEING Lot No. 190, on the Plan of Brookview Subdivision, Phase 3, of record in Instrument 20050928-0116190, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Amanda D. Williams by deed from Lloyd Edgar Williams of record in Instrument 20081014-0103269, Register's Office, Davidson County, Tennessee. Amanda D. Williams Kirby and Donald Kirby have since married. Donald Kirby herein joins to convey any and all rights and interest he may have, if any.

Amanda Williams Kirby, Amanda D. Williams, Amanda D. Williams Kirby and Amanda Williams are one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument 20050207-0013977; Amendment of Articles to Declaration of Covenants, Conditions and Restrictions of record in Instrument 20050311-0027337; Supplemental Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 20051102-0132731 and Deed to Brookview Homeowner's Association of record in Instrument 20051104-0134242, said Register's Office.

Subject to any and all matters and notes on plat of record in Instrument 20050928-0116190, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Sanitary Sewer Easement of record in Book 11472, Page 960, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2811 Creekbend Drive, Nashville, TN 37207.
(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.

Witness my hand this 19th day of April, 2013.

Amanda D. Williams Kirby

Amanda D. Williams Kirby

Donald Kirby

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Amanda D. Williams Kirby and Donald Kirby 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 this 19th day of April, 2013.

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

5-3-16