WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/13 09:48 2 pgs
Fees:13.00 Taxes:1844.45
20130621-0063700

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

13-06-010

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,500.00.

George B Wilson III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of June, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MARCIA C. WILSON and GEORGE B. WILLSON, III	SAME	117-13-B-
(NAME) 600 Green Park	(NAME)	77.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **KENNETH HIRT and WIFE, MINDY B. HIRT**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARCIA C. WILSON and GEORGE B. WILLSON, III, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY**, 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, to-wit:

LAND in Davidson County, Tennessee being Lot No. 600 on the Plan of Phase One of Abbottsford as of record in Plat Book 6250, Pages 419 thru 421, amended in Book 6735, Page 853, Book 6771, Page 683, Book 6771, Page 693 and in Book 6800, Page 164, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth Hirt and wife, Mindy B. Hirt, by Deed from Sydney Spector, a one-half undivided interest and Bettie Ann Spector, a one-half undivided interest as tenants in common without right of survivorship, dated June 2, 2004 of record in Instrument No. 20040604-0066366, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Abbottsford, of record in Book 8016, Page 1, Book 8627, Page 254, Book 9381, Page 876, Book 10458, Page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152 and in Instrument No. 20010514-0049648, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved X property known as: **600 Green Park, Nashville, TN, 37215.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 20th day of June, 2013.

KENNETH HIRT

MINDY B. HIRT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH HIRT and WIFE, MINDY B. HIRT**, 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 Nashville, Tennessee, this 20th day of June, 2013.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON