THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060218** BILL GARRETT, Davidson County Trans:T20130061871 DEEDWARR Recvd: 07/19/13 14:18 2 pgs Fees:13.00 Taxes:924.63 20130719-0075102	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,900.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2013. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

WARRANTY DEED

Address New Owner: James E. Kirby Jr and Sherry A. Kirby 1314 Waxwing Dr Hermitage, TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 098-06-0B-035.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Venus Stalnaker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James E. Kirby, Jr. and Sherry A. Kirby, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit A of Lot 69D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Venus Stalnaker, married by Warranty Deed from Frank Batson Homes, Inc., recorded on the 29th day of June,. 2009 in Instrument No. 20090629-0060121, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION A, BRIDGEWATER, as recorded in Instrument No. 20051104-0133897, corrected at Instrument No. 20060608-0067981.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20051122-0141076, 20051024-0128043 and 20061004-0122802.

Charter of Bridgewater Master Association recorded at Instrument No. 20060223-0021110.
Easement for Utility, recorded in Book 1291, Page 99.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20060120-0008000.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050222-0019150.

Deed to Homeowners Association for open space recorded at Instrument No. 20091110-0103837 and corrected at Instrument No. 20091117-0105711.

This is improved property located at 1314 Waxwing Dr Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2013.

Venus Stalnaker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Venus Stalnaker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2013.

Notary Public

My Commission Expires: _____

