WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062059 DEEDWARR
Recvd: 07/22/13 09:54 2 pgs
Fees:13.00 Taxes:1350.50
20130722-0075308

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Lekowicz and Jason Ballard,	Peoples Home Equity, Inc.	12100022100
(NAME)	(NAME)	
1504 Pleasant Hill Road	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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, James E. Kirby, Jr. and wife, Sherry A. Kirby, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura Lekowicz, an unmarried woman and Jason Ballard, an unmarried man, as joint tenants with right of survivorship, 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 the Third Civil District of Davidson County, Tennessee, per an unrecorded survey by G. Barry Greer dated September 12, 1977, and being Tract No. 1 on said survey described as follows:

Beginning at a point on the easterly margin of Pleasant Hill Road, being North 05 degrees, 44' East 134B feet from the intersection of Pleasant Hill Road and Couchville Pike; thence along the easterly margin of Pleasant Hill Road as follows: North 05 degrees 44' East 78.0 feet to a point; thence around a curve having a radius of 145.1 feet a distance of 154.2 feet; thence North 66 degrees 04' East 98.3 feet to a point; thence around a curve a distance of 116.4 feet to a iron pin; thence leaving Pleasant Hill Road, South 17 degrees 21' West 60.5 feet to a set stone; thence South 83 degrees 23' East 742.3 feet to a concrete monument; thence South 05 degrees 59' West 252.8 feet to a point; thence North 84 degrees 15' 34" West 982.32 feet to the point of beginning, containing 5.7 acres, more or less.

Being the same property conveyed to James E. Kirby, Jr. and wife, Sherry A. Kirby, by deed of record in Book 6440, Page 993, Register's Office for Davidson County, Tennessee.

Subject Restrictive Covenants of record in Book 5221, Page 938, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1504 Pleasant Hill Road, Nashville, TN 37214

(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 our hands this 17th day of July, 2013.

James E. Kirby Jr.

Sherry A. Kirby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Kirby, Jr. and Sherry A. Kirby, 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 Franklin, Tennessee this 17th day of July, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017