This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5042 Thoroughbred Lane Suite 100
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130067713 DEEDWARR
Recvd: 08/07/13 10:50 2 pgs
Fees:13.00 Taxes:525.40
20130807-0082733

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Bestman and husband, Jonathan Neufeld** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Sarah Elizabeth Kirby,** an unmarried woman, (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 68 on the Plan of Pleasant View Subdivision, of record in Book 421, Page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jennifer Bestman and husband, Jonathan Neufeld by Warranty Deed from Samuel Tucker and wife, Kelly (signed as Kelley) Tucker dated 8/4/05 and recorded 8/9/05 in Instrument Number 20050809-0094010, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 31st day of July, 2013.

Jennifer Bestman

Jonathan Neufeld

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Jennifer Bestman and Jonathan Neufeld** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2013.

Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$142,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of July, 2013.

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

My Commission Expires: 8-23-16

Map and Parcel: 119-14-0-284.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Sarah Elizabeth Kirby
307 Radnor Street
Nashville, TN 37211