BILL GARRETT, Davidson County
Trans:T20130069702 DEEDWARR
Recvd: 08/13/13 15:13 3 pgs
Fees:18.00 Taxes:3696.30

20130813-0085053

FROM: Miles T. Kirkland and wife, Edith T. Kirkland

TO: Jonathan M. Skeeters and wife. Kristi Skeeters

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jonathan M. and Kristi Skeeters 1202 Nichol Lane Nashville, Tennessee 37205	New Owner	Map 130-9 Parcel 151

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $999,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2013.

Notary Public
My Comm. Expires:

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Miles T. Kirkland and wife, Edith T. Kirkland, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Jonathan M. Skeeters and Kristi Skeeters, husband and wife, hereinafter called "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 Davidson County, Tennessee, being the southerly 25 feet and 0 feet rear of Lot 4 facing Nichol Lane and the northerly 75 feet front and 134 feet rear of Lot No. 5 of Block 3 on the Plan of Highlands of Belle Meade No. 1, as of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, described as follows:

Said Part of Lots 4 and 5 adjoin and front together 100 feet on the easterly side of Nichol Lane and extends back 157 feet on the northerly line and 237 feet, more or less, on the southerly line, to the rear line of Lot No. 3, measuring 134.0 feet thereon.

Being the same property conveyed to Miles T. Kirkland and wife, Edith T. Kirkland by deed from Brian D. Glasser and wife, Susan M. Glasser, of record as Instrument No. 20050503-0049167, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2013 Metropolitan Government and Belle Meade City Taxes, which have been prorated.

2. Easement of record in Book 722, page 547, said Register's Office.

3. Easement of record in Book 1049, page 231, said Register's Office.

4. Easement of record in Book 1255 page 580, said Register's Office.

5. Easement of record in Book 5799, page 547, said Register's Office.

This is improved property located at 1202 Nichol Lane, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hand this 9 day of August, 2013.

Miles T. Kirkland

Edith T. Kirkland

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 Miles T. Kirkland and Edith T. Kirkland, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of August, 2013.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/6/15

