WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,800.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17204
R-VRES-13-705

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Newton	New Owner	
705 Devon Way Court (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	142-16-C-4.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHAEL L. KIRSHNER AND BARI A. BETTAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEE NEWTON AND VANESSA NEWTON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, DEVON HIGHLANDS, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 428, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL L. KIRSHNER AND WIFE, BARI A. BETTAN BY WARRANTY DEED FROM SHEILA R. HAGG-RICKERT AND HUSBAND, JAMES E. RICKERT, RECORDED ON THE 4TH DAY OF APRIL, 2000 IN INSTRUMENT NO. 20000404-0033833, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE(S) 428 AND BOUNDARY PLAT RECORDED IN PLAT BOOK 6900, PAGE 398; BOOK 7517, PAGE 283 AMENDED IN BOOK 7517, PAGE 367, BOOK 8120, PAGE 485, BOOK 8180, PAGE 222, BOOK 8180, PAGE 230, BOOK 8712, PAGE 618, BOOK 8712, PAGE 620, BOOK 8796, PAGE 410, BOOK 8796, PAGE 416, BOOK 9150, PAGE 182, BOOK 9492, PAGE 594, BOOK 9492, PAGE 600 AND BOOK 10692, PAGE 750, BOOK 7517, PAGE 344, BOOK 8180, PAGE 232 AND BOOK 10692, PAGE 753; BOOK 7520, PAGE 564; INSTRUMENT NO. 20000404-0033832; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 705 Devon Way Court, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130085554 DEEDWARR
Recvd: 10/03/13 10:55 2 pgs
Fees:13.00 Taxes:1168.46
20131003-0103911

Witness my/our hand(s) this 30th day of September, 2013.

Michael L. Kirshner

Bari A. Bettan

STATE OF Tennessee
COUNTY OF Davidson

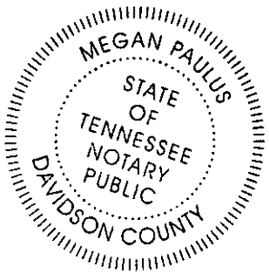
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Kirshner and Bari A. Bettan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903