# WARRANTY DEED

State of Tennessee )
County of Davidson )

13-06-011

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of November, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **CHARLES W. KIRK, TRUSTEE** | " NEW OWNER " | 129-06-0 |
| (NAME) 6607 Ormond Drive | (NAME) | 022.00 |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) | |

Davidson County DEEDWARR
Recvd: 11/07/13 12:38 2 pgs
Fees:13.00 Taxes:1646.50
**20131107-0115659**

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LEONARD BICKMAN AND WIFE, CORINNE BICKMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES W. KIRK, TRUSTEE**, hereinafter called the Grantee(s), his heirs, successors and/or assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 151, on the Plan of West Meade Park, Inc. Section 4,** of record in Book 3300, Pages 68 & 69, as amended in Book 7046, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 151 fronts 265.20 feet on the northeasterly margin of Ormond Drive and extends back 430.1 feet on the northwesterly line and 247.4 feet on the southeasterly line to a broken line in the rear, measuring 452.80 feet thereon.

BEING the same property conveyed to LEONARD BICKMAN AND WIFE, CORRINE BICKMAN, by Deed from JOHN E. BRANTON AND WIFE, HELEN F. BRANTON, of record in Book 5759, Page 339, as corrected and re-recorded in Book 7086, Page 257, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **6607 Ormond Drive, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 7th day of November, 2013.

**LEONARD BICKMAN**

**CORINNE BICKMAN**

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 **LEONARD BICKMAN AND WIFE, CORINNE BICKMAN**, the bargainor(s), 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 Nashville, Tennessee, this 7th day of November, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee )
County of )

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

LESLIE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON