WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096650 DEEDWARR
Recvd: 11/13/13 10:40 2 pgs
Fees:13.00 Taxes:684.50
20131113-0117169

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016

(AFFIX SEAL)

KRISTEN M. TRAIL Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiana Berkowitz	Nola Lending Group, LLC	
(NAME)	(NAME)	
689 Kings Way Drive	830 W Causeway Approach # 1100	0531500310
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2313	Mandeville, LA 70471	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen J. Kirkpatrick and Kathryn H. Kirkpatrick, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tiana Berkowitz, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 26, on the Final Subdivision Plat of King Court Subdivision, Section Four, as shown on plat of record in Plat Book 9700, page 111 as amended in Book 10159, page 42, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Kristin L. Glidewell and husband Milton R. Glidewell by Deed from Matthew B. Manson, unmarried, dated 01/02/2008 and filed for record on 01/14/2008 in Instrument 200801140003841, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen J. Kirkpatrick and Kathryn H. Kirkpatrick, husband and wife by Deed from Kristin L. Glidewell and husband, Milton R. Glidewell, dated 06/27/2013 and filed for record on 07/15/2013 in Instrument 201307150072711, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book P26, Page 480, said Register's Office.

Restrictions of record in Record Book 1182, Page 252 and Record Book 1230, Page 1047, said Register's Office.

Restrictive Covenants Pertaining to Wastewater Collection and Treatment Services of record in Record Book 1272, Page 2254, said Register's Office.

Ingress/Egress Easement of record in Deed Book 114, Page 232, said Register's Office.

Transmission Line Easement of record in Deed Book 116, Page 155, said Register's Office.

Right-of-way Easement of record in Deed Book 127, Page 577, Record Book 1200, Page 991 and Record Book

1272, Page 2251, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 689 Kings Way Drive, Old Hickory, TN 37138-2313

(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/or 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/or 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 31st day of October, 2013.

Stephen J. Kirkpatrick

Kathryn H. Kirkpatrick

State of Tennessee
County of Wilson

Personally appeared before me Stephen J. Kirkpatrick and Kathryn H. Kirkpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2013.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122