THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 429,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2013 Notary Public MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130106403 DEEDWARR
Recvd: 12/23/13 10:40 2 pgs
Fees:13.00 Taxes:1587.30
20131223-0129148

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William L. Lightfoot	CMG Mortgage, Inc.	10306019100
180 Lelawood Circle	3160 Crow Canyon Road, #400	
Nashville, TN 37205	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **A. Brooks Kirkland, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William L. Lightfoot, a single man**

HEREINAFTER CALLED THE 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 Lot No. 2 on the Plan of Hillwood Park of record in Plat Book 3300, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to A. Brooks Kirkland and Hope Dale Martin by Warranty Deed from Susan S. Matthews, of record in Instrument Number 20040930-0117772, Register's Office for Davidson County, Tennessee, dated September 29, 2004; and

Being the same property conveyed to A. Brooks Kirkland, a 50% undivided tenants-in-common interest and Hope Dale Martin and A. Brooks Kirkland, with right of survivorship between them, a 50% undivided tenants-in-common interest. by deed from A. Brooks Kirkland and Hope Dale Martin of record at Instrument No. 20050118-0006327, Register's Office for Davidson County, Tennessee, dated November 08, 2004.

Hope Dale Martin having since died and A. Brooks Kirkland now being fully vested pursuant to the right of survivorship.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **180 Lelawood Circle, Nashville, TN 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 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 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 my hand( ) this the 18 day of December, 2013.

A Brooks Kirkland

A. Brooks Kirkland

STATE OF Arkansas
COUNTY OF Saline

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **A. Brooks Kirkland** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2013.

My Commission expires: 8-6-2013

Mary J. Asbury
Notary Public

MARY J. ASBURY
Commission No. 12373317
NOTARY PUBLIC
My Commission Expires Aug. 6, 2019
SALINE CO., ARKANSAS

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the .

My Commission expires: _____

_____
Notary Public