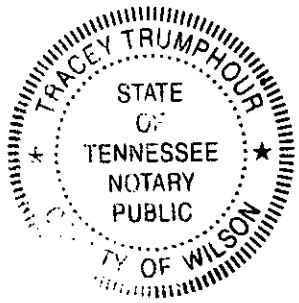
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,250.00

Gloria A. Kirkland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

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
Junious C. Kirkland	Junious C. Kirkland	086-02-0-076.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
914 Point View Circle	914 Point View Circle	Trans:T20140003271 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/15/14 10:59 2 pgs
Mt. Juliet, TN. 37122	Mt. Juliet, TN. 37122	Fees:13.00 Taxes:345.03
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140115-0004076

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, **John E. Van Atta and Debra Van Atta, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Junious C. Kirkland and Gloria A. Kirkland, husband and wife**, 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 all of Lot No. 203, on the plan of Dodson Heights, Being a Resubdivision of Lots 22 through 27 & Lots 34 through 40 as of record in Book 2900, Page 113, as shown on plat appearing of record in Plat Book 3842, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John E. Van Atta and wife, Debra Van Atta by Warranty Deed dated from Aubrey G. Cole and wife, Lila Darlene Cole of record in Book 6026, Page 539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Book 3842, Page 98, said Register's Office.

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 6048 Panama Drive, Hermitage, TN 37076
(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 10th day of January, 2014.

John E Van Atta
John E. Van Atta

Debra Van Atta
Debra Van Atta

State of Tennessee
County of Wilson

Personally appeared before me John E. Van Atta and Debra Van Atta, 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 10th day of January, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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