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BILL GARRETT, Davidson County
Trans:T20140006315 DEEDWARR
Recvd: 01/28/14 09:36 2 pgs
Fees:13.00 Taxes:962.00

20140128-0007620

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2428126

WARRANTY DEED

THIS INDENTURE is made this the 3rd day of January, 2014, by **Kristopher W. Devlin and wife, Bridget Devlin**, First Parties, for the purpose of conveying the premises described herein to * [illegible], Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand. * Robert D. Sistrunk and Laura Sistrunk, husband and wife.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 555 on the plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. * [illegible] in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. *20060824-0104608

Being the same property conveyed to Kristopher W. Devlin and Bridget Devlin, husband and wife by deed from Tishanna Worthy, an unmarried woman, dated * [illegible] and filed for record on **June 8, 2011 June 22, 2011 in Instrument No. * [illegible], Register's Office for Davidson County, Tennessee *20110622-0047661

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including without limitation matters shown on the plan of record as Instrument No. 20060824-0104608, including an owner's certificate all other easements, setback lines and notes; Charter of Lenox Village Neighborhood Association, Inc. of record as Instrument No. 20010412-0045831; Master Deed Restrictions of record as Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20060321-0032382; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record as Instrument No. 20020315-0032826, as amended in Instrument No. 20021226-0158458, and made applicable to the subject property by Instrument No. 20660321-0032383; Easements for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852; Storm Water Detention Agreement of record as Instrument No. 20020628-0078164; Storm Water Detention Agreement of record as Instrument No. 20051213-0149579; and Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2014, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Kristopher W. Devlin
Kristopher W. Devlin

Bridget Devlin
Bridget Devlin

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kristopher W. Devlin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 3rd day of January, 2014.

Amanda Cunningham
NOTARY PUBLIC

My Commission Expires:
Dec-05-2016

Amanda Cunningham State of Tennessee Notary Public Williamson County My Commission Expires

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Bridget Devlin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 3rd day of January, 2014

Amanda Cunningham
NOTARY PUBLIC

My Commission Expires:
Dec-05-2016

Amanda Cunningham State of Tennessee Notary Public Williamson County My Commission Expires

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert D Sistrunk by Laura Sistrunk as Attorney in Fact
AFFIANT

Subscribed and sworn to before me this the 23 day of January, 2014.

NOTARY PUBLIC

My Commission Expires: April 1, 2017

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

PROPERTY ADDRESS:
2304 Alteras Drive
NASHVILLE, TN 37211

PARCEL ID: Map 173-9-A Parcel 581.00CO

PROPERTY OWNER/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

Robert D. Sistrunk and Laura Sistrunk
2304 Alteras Drive
Nashville, Tennessee 37211

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.