WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Kyle Kirby	OWNER	014060m02100co
(NAME)	(NAME)	
221 Fairmont Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, Thomas E. McClanahan and Arminta L. McClanahan, Co-Trustees of The McClanahan Family Grantor Trust and dated April 26, 2000, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Kyle Kirby unmarried, Steven James Kirby and wife Kelly Kirby, joint tenants with rights of survivorhship, 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 Apartment Unit No. B-5 of Fairmont Court Condominiums created under Title 66, Section 27, 101, et seq., as amended, Tennessee Code Annotated, as established by master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125, Book 6774, Page 221 and Book 6823, Page 962, Register's Office for Davidson County, Tennessee, and as shown on the plat of Fairmont Court Condominiums of record in Book 6250, Page 825, said Register's Office, and as set forth in said Master Deed and amendments thereto, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Tomas E. McClanahan and Arminta L. McClanahan, Co-Trustees of The McClanahan Family Grantor Trust dated April 26,2000, by deed of record in Instrument No. 20070802-0091985, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 221 Fairmont Court, Nashville, TN 37203

(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 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.

BILL GARRETT, Davidson County
Trans:T20140016009 DEEDWARR
Recvd: 03/10/14 10:12 2 pgs
Fees:13.00 Taxes:965.70
20140310-0019747

Witness our hands this 6th day of March, 2014.

Thomas E. McClanahan and Arminta L. McClanahan,
Co-Trustees of The McClanahan Family Grantor Trust
Dated April 26, 2000

By: Arminta L. McClanahan Co Trustee
Arminta L. McClanahan, Co-Trustee

Thomas E. McClanahan and Arminta L. McClanahan,
Co-Trustees of The McClanahan Family Grantor Trust
Dated April 26, 2000

By: Thomas E. McClanahan Co trustee
Thomas E. McClanahan , Co -Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 6th day of March 2014, before me, personally appeared Thomas E McClanahan and Arminta L. McClanahan as Co-Trustees of The McClanahan Family Grantor Trust dated April 26, 2000, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 6th day of March, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017