WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140044188 DEEDWARR
Recvd: 06/23/14 10:34 2 pgs
Fees:13.00 Taxes:861.73
20140623-0054446

B-RW-14-250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martin J. Kilbane and Bobbie E. Kilbane	NEW OWNER	
(NAME)	(NAME)	**075-15-0A-250.00**
250 Stoners Glen		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JUDITH S. BARROM, TRUSTEE OF THE STAUB FAMILY TRUST DATED SEPTEMBER 16, 2010,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARTIN J. KILBANE AND BOBBIE E. KILBANE, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 250 on the Plan of Phase Three, Stoner's Glen of record in Instrument Number 20010726-0079444, as corrected in Instrument No. 20020319-0034160, 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 Richard Staub, Sr., an unmarried person by deed from Sandra S. Looney, an unmarried person of record in Instrument No. 20040920-0113111 Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 20, 2004.

Being the same property conveyed to Judith S. Barrom, Trustee of The Staub Family Trust dated September 16, 2010 by deed from Richard Staub, Sr. of record in Instrument No. 20100917-0074165 Register's Office for Davidson County, Tennessee, dated September 16, 2010 and recorded on September 17, 2010.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010726-0079444, as corrected in Instrument No. 20020319-0034160, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000526005272 3, as amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136 and Instrument No. 20040115-0006286, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of HOA of record in Instrument Number 20000526005272 4, as amended in Instrument No. 20020116-0006779, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed to the common area of record in Instrument Number 20020115-0006137, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **250 Stoners Glen, Hermitage, Tennessee 37076**.

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 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 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/our hand(s) this the 18th DAY OF JUNE, 2014.

Judith S. Barrom, Trustee of The Staub Family Trust dated September 16, 2010

BY: _____
Judith S. Barrom, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith S. Barrom, Trustee of The Staub Family Trust dated September 16, 2010 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th day of June, 2014.

_____
Notary Public



My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212