BILL GARRETT, Davidson County
Trans:T20140056084 DEEDWARR
Recvd: 08/01/14 12:11 2 pgs
Fees:13.00 Taxes:222.00

20140801-0068987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Diana Bain
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2014.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN
My Commission Expires JAN 9, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Paul D. Kirby II and Diana Bain 410 Thomas Jefferson Circle Madison, TN 37115	Paul D. Kirby II and Diana Bain 410 Thomas Jefferson Circle Madison, TN 37115	029-00-0-403.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLAUDE E. WAIR, JR. AND KARREN L. SCOTT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PAUL D. KIRBY II AND DIANA BAIN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass in DB 200606160072053 R.O.D.C.T.,
More accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC.NO. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Beginning at a existing iron pin in the northerly margin of Bear Hollow Road, said pin being the most southwest corner of herein described tract and the most southeast corner of tract 5 on the same survey; Thence now leaving said margin with the easterly line of said tract 5 N 01°37'47"E, 776.95' to a set iron pin, said pin being the most northeast corner of said tract 5 and in the southerly line of tract 7 on the same survey; thence with the southerly line

of said tract 7 N 80°18'04" E, passing the most southeast corner of said tract 7 at 200.76' continuing 334.01' in all to a set iron pin in the southerly line of tract 8 on the same survey, said pin being the most northwest corner of tract 3 on the same survey; Thence leaving said tract 8 with the westerly line of said tract 3 S 07°09'51"W, 783.94' to a set iron pin in the northerly margin of previous said Bear Hollow Road; Thence leaving said tract 3 with said margin and a curve to the left (I= 09°27'15", R= 1148.97' & CB= S 79°41'51"W, 189.37'), L= 189.59'; Thence with said margin and a curve to the left (R= 2097.10' & L= 70.51'), to the point of beginning containing 5.092 acres.

Being the same property conveyed to CLAUDE E. WAIR, JR. OR KARREN L. SCOTT, by deed of record as Instrument No. 20110818-0063902, said Register's Office.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of July, 2014.

Claude E. Wair Jr.
Claude E. Wair, Jr.

Karren L. Scott
Karren L. Scott

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Claude E. Wair, Jr. and Karren L. Scott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of July, 2014.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 9, 2016