BILL GARRETT, Davidson County
Trans:T20140060208 DEEDWARR
Recvd: 08/15/14 11:28 2 pgs
Fees:13.00 Taxes:469.90

20140815-0074001

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$127,000.00.** Affiant Subscribed and sworn to before me, this 8th day of August, 2014. Notary Public My commission expires: 1-26-16

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sarah R. Kirby	**New Owner**	**Map\Parcel: 075-08-256.00**
694 Frankfort Drive		
Hermitage, TN 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

Russell Jerry Rice, General Partner and Janice Sue Fields Rice, General Partner of the RJ RICE Family Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah R. Kirby, an unmarried woman

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 Lot No. 581 on the Plan of Tulip Grove, Section 12, of record in Plat Book 5800, Page 264, 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 R. Jerry Rice and wife, Janice Sue Rice by Warranty Deed from Howard L. Caughron, of record in Book 6583, Page 169, Register's Office for Davidson County, Tennessee, dated June 12, 1985 and recorded on June 17, 1985.

Being a portion of the same property conveyed to Russell Jerry Rice by Quitclaim Deed from Janice Sue Rice, of record in Instrument No. 20010116-0004479, Register's Office for Davidson County, Tennessee, dated January 12, 2001 and recorded on January 16, 2001.

Being a portion of the same property conveyed to RJ RICE Family Limited Partnership by Quitclaim Deed from Russell Jerry Rice, of record in Instrument No. 20060105-0001401, Register's Office for Davidson County, Tennessee, dated January 3, 2006 and recorded on January 5, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved ( ) property known as **694 Frankfort Drive Hermitage, TN 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 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.

Witness my/our hand(s) this 8th day of August, 2014.

RJ RICE Family Limited Partnership

By: Russell Jerry Rice, General Partner
Russell Jerry Rice, General Partner

By: Janice Sue Fields Rice, General Partner
Janice Sue Fields Rice, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Russell Jerry Rice,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **General Partner** of **RJRICE Family Limited Partnership** and is authorized by said **Limited Partnership** to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of August 2014.

Notary Public: B. Hodge

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Janice Sue Fields Rice,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **General Partner** of **RJRICE Family Limited Partnership** and is authorized by said **Limited Partnership** to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of August 2014.

Notary Public B. Hodge

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **140344**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027