| | |
|---|---|
| **Davidson County** | **DEEDWARR** |
| **Recvd: 08/21/14 12:23** | **2 pgs** |
| **Fees:13.00 Taxes:605.32** | |
| **20140821-0076331** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of Aug 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2017
(AFFIX SEAL)

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L. HEINRICH

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| The Neresa L. Miranda Living Trust and Eileen M. Legenhausen, tenants in common with the right of survivorship | The Neresa L. Miranda Living Trust | 07216021600 |
| (NAME)<br>1509 Hayden Dr | (NAME)<br>1509 Hayden Dr | |
| (ADDRESS)<br>TN<br>Nashville 37206 | (ADDRESS)<br>Nashville, TN 37206 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Sixty-Three Thousand Six Hundred And No/100 Dollars ($163,600.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Phillip J. Kirk and Rachel Kirk, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **The Neresa L. Miranda Living Trust and Eileen M. Legenhausen, tenants in common with the right of survivorship**, 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. 32 on the Map of part 2 of Porter Heights, of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phillip J. Kirk and Rachel Kirk, husband and wife by Warranty Deed from Lorinda A. Walden and husband, Chad R. Walden dated May 30, 2010 of record in Instrument No. 20100608-0044460, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-140705

unimproved ☐

This is improved ☒ property, known as 1509 Hayden Dr, Nashville, TN 37206

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, has 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 our hands this 15th day of August, 2014.

Phillip J. Kirk

Rachel Kirk

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Phillip J. Kirk and Rachel Kirk, husband and wifethe 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, this the 15th of August, 2014.

Notary Public

My Commission Expires: 8/29/2017

(SEAL)

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17

File Number: GRN-140705