Davidson County DEEDWARR
Recvd: 10/14/14 08:23 2 pgs
Fees:13.00 Taxes:295.63
20141014-0094481

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of October, 2014, by and between Chandra Hatter, a married coupke, party of the first part, and Clifford Kirby, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit No. 203 (erroneously referred to as Lot No. 203 in prior deeds) on the Plan of Cambridge Forest Townhomes of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Chandra Beckwith now known as Chandra Hatter by virtue of that certain Special Warranty Deed dated June 4, 2009, at Instrument No. 20090714-0065812 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: current real property taxes. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Chandra Hatter by Staci Coleman Attorney in fact

Chandra Hatter By Staci Coleman Attorney In Fact

Byron Hatter by Staci Coleman Attorney in fact

Byron Hatter By Staci Coleman Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2014, before me personally appeared Staci Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Chandra Hatter and Byron Hatter and acknowledged that she executed the same as the free act and deed of the said Chandra Hatter and Byron Hatter.

WITNESS my hand and official seal at office this 10th day of October, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Clifford Kirby 1515 Bridgecrest Drive, Unit #203, Antioch, TN 37013
Tax Parcel No	149150B02200CO
Property Address:	1515 Bridgecrest Drive Unit 203 Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $79,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Clifford Kirby
AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of October, 2014.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or 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.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18