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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32116-12-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $239,000.00. Matt Shanklin Affiant Subscribed and sworn to before me this 15th day of December, 2014. Pam S. Houser Notary Public My Commission Expires:

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

WARRANTY DEED

Address New Owner: Dan Kirby, Glenda Kirby 6804 Oakshire Court Brentwood, TN 37027	**Send Tax Bills To:** Same as new owner	**Tax Information:** Map and Parcel No.: 181 100 A 10600 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica White, unmarried and Frank White, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dan Kirby and Glenda Kirby** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6804 Oakshire Court, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140094716 DEEDWARR
Recvd: 12/18/14 09:24 4 pgs
Fees:23.00 Taxes:884.30
20141218-0115760

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2014.

Monica White

Frank White

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Monica White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2014.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2014.

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 363 on the Plan of Phase Three, Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. (Subject property was incorrectly described in the previous two deeds of record as being part of Phase Four in Instrument No. 20020523-0062993; however, there is no Lot No. 363 in Phase Four.)

Being the same property conveyed to Monica White and Frank White, wife and husband, by deed dated December 31, 2004, from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, of record in Instrument No. 20050113-0004919, Register's Office for Davidson County, Tennessee. The parties having divorced.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 6704, pages 397 and 405, amended in Book 6968, page 30, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Autumn Oaks, of record in Instrument No. 20010912-0099443, amended as Instrument No. 20030513-0064238; and Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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). Resolution in Instrument No. 20100414-0028160.
3. Charter of Incorporation of Autumn Oaks Homeowner's Association, Inc. of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee. Notice of Acceptance in Instrument No. 20101207-0097319.
5. All matters appearing on the Boundary Plan of record as Book 6900, page 786, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9343, pages 196 and 199, and in Book 11217, page 799, Register's Office for Davidson County, Tennessee.

7. Easement for water mains and appurtenances of record in Book 7515, page 298, Register's Office for Davidson County, Tennessee.
8. Easement for pipelines of record in Book 4240, page 667, Register's Office for Davidson County, Tennessee.
9. Easement for water of record in Book 3376, page 239, and in Book 475, page 547, Register's Office for Davidson County, Tennessee.
10. Easement for graveyard of record in Book 261, page 284 and Book 6704, page 397, Register's Office for Davidson County, Tennessee.
11. Easement to United Telephone Company of record in Instrument No. 20020826-0103047, and Instrument No. 20020918-0113710, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Book 7760, page 970, Register's Office for Davidson County, Tennessee.