(1)

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
Steven Kirby Kelly Kirby 159 W. Harper Road Portland, TN 37148	Same	60-4-3 12DZ-42830

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY LYNN CARVER as Executrix of the Estate of Tom Allen Carver,** has this day bargained and sold, and does hereby transfer and convey unto the said **STEVEN KIRBY and wife, KELLY KIRBY,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. B-7 on the Map of Tamble Subdivision, of record in Book 974, Page 31, Register's Office for said County, described as follows:

Beginning at an iron pin in the north margin of Homestead Road, said pin being located 100 feet east of the southwest corner of said Lot No. B-7 and being the southeast corner of the property conveyed to Earnest V. Lee by deed from Fred C. Young and wife, of record in Book 1849, Page 557, Register's Office for said County; thence North 3° East along said Lee's east line 190 feet to an iron pin; thence North 89° 32' East 75 feet to a point; thence South 3° West 190 feet to a point in the north margin of said road; thence with the margin of the same West 75 feet to the beginning.

Being the same property conveyed to TOM CARVER AND WIFE, MARGARET L. CARVER by deed from TIMOTHY A. FISHER AND WIFE, LAURA B. FISHER of record in Instrument No. 200007030065741, dated June 29, 2000, said Register's Office. The said Margaret L. Carver having predeceased Tom Carver on or about June 14, 2011. The said Tom Carver having since died on January 13, 2015, leaving a Last Will and Testament dated January 18, 2012, Davidson County Seventh Circuit Court, Probate Division No.:15P208.

BILL GARRETT, Davidson County
Trans:T20150047161 DEEDWARR
Recvd: 06/15/15 11:04 2 pgs
Fees:13.00 Taxes:325.60
20150615-0056412

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $88,000.00.

Subscribed and sworn to before me,
this 12th day of June, 2015.
My Commission Expires: 4/19/17

Affiant

Notary Public

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property known as 329 Homestead Road, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 12 day of June, 2015.

x Sherry Lynn Carver, Executrix
SHERRY LYNN CARVER/EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Sherry Lynn Carver as Executrix of the Estate of Tom Allen Carver,** the within named bargainor, 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 and official seal at Goodlettsville, Tennessee, this the 12 day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY