WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048036 DEEDWARR
Recvd: 06/17/15 08:54 2 pgs
Fees:13.00 Taxes:1010.10
20150617-0057512

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2016

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur Oliver Smith IV	New owner	103-12-0A-018.00-CO
(NAME)	(NAME)	
4200 West End Avenue, 306		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Steven Kirby and wife, Kelly Kirby, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Arthur Oliver Smith, IV, an unmarried man, 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 Unit 306, Harding House Condominium, as shown on plat of record in Plat Book 4675, Page 60, as revised in Plat Book 4860, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven Kirby and wife, Kelly Kirby by Warranty Deed from Jerry P. Co, unmarried of record in Instrument No. 20141028-0099331 Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 28, 2014, and also being the same property conveyed to Jerry P. Co, unmarried by Warranty Deed from W. Bruce Jones and wife, Milisa I. Jones of record in Instrument No. 20050923-0114743 Register's Office for Davidson County, Tennessee, dated September 16, 2005 and recorded on September 23, 2005.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4200 West End Avenue, 306, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 our hands this 12th day of June, 2015.

Steven Kirby

Kelly Kirby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven Kirby and Kelly Kirby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY