This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150050024 DEEDWARR
Recvd: 06/23/15 10:46 2 pgs
Fees:13.00 Taxes:610.50
20150623-0059948

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Debra Presnell and Ronny Presnell, Wife and Husband 4904 Kilimanjaro Dr Old Hickory, TN 37138	**InterLinc Mortgage Services 10613 W Sam Houston Pkwy N Ste 200, Houston, TX 77064**	**065-13-0-100.00**

****

That **Jeffery Pirtle and Courtney R. Pirtle** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Debra Presnell and Ronny Presnell, Wife and Husband** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 469 on the Plan of Section Five, Sherwood Forest of record in Plat Book 4660, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery Pirtle and Courtney R. Pirtle by Warranty deed from Mechelle L. Haupt, a single person, n/k/a Michelle L. Joiner of record in Instrument No. 20060313-0028529 Register's Office for Davidson County, Tennessee, dated March 09, 2006 and recorded on March 13, 2006. (Value of consideration shown in aforementioned deed $123,000.00.)

Restrictive Covenants of record in Deed Book 4990, Page 72, Register's Office of said County.

This is improved property which bears the address of: 4904 Kilimanjaro Dr Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER**

DEFEND all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **19th** day of **June, 2015.**

Jeffery Pirtle

Courtney R. Pirtle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Jeffery Pirtle and Courtney R. Pirtle,** the bargainor(s), 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 and official seal at office at Franklin, Tennessee, on this **19th** day of **June, 2015.**

Notary Public

Commission Expires: 1/8/2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$165,000.00**.

Sworn to and subscribed before me this **19th** day of **June, 2015.**

Affiant

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires