BILL GARRETT, Davidson County
Trans:T20150096174 DEEDWARR
Recvd: 11/12/15 09:55 3 pgs
Fees:18.00 Taxes:610.50
20151112-0114802

NEW OWNER:

Kelly Kirby
2412 Gregory Drive
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-1064

Map 073 Group 09-0 Parcel 048.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand and 00/100 Dollars** (**$165,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **MARGARET J. COX** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KELLY KIRBY, a single person** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Gibson Heights, as of record in Plat Book 1835, Page 133, Register's Office for said County.

Said Lot No. 69 fronts 70.49 feet on the southerly side of Gregory Drive and extends back 187.52 feet on the easterly line and 192.45 feet on the westerly line to a dead line, which is a broken line measuring 92 feet thereon.

BEING the same property conveyed to Margaret J. Cox, by Quitclaim Deed from Christi C. Mitchell, dated March 18, 1999, and of record in Book 11391, Page 325 Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed in Book 9242, Page 681 and Warranty Deed in Book 3926 Page 526.

This is IMPROVED property known as 2412 Gregory Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 6th day of **November, 2015**.

Margaret Jean Cox
MARGARET J. COX

By: Christi Chantal Mitchell, AIF
CHRISTI CHANTAL MITCHELL, Attorney-in-Fact
Pursuant to Power of Attorney of Record
ROWCT, Book *____, Page _____.

*20151112-0114801

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid CHRISTI CHANTAL MITCHELL, 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 on behalf of, and as attorney-in-fact for, MARGARET J. COX , the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of **November, 2015**.

Jessica N. Brooks
NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

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

AFFIANT

Sworn to and subscribed to before me this 6th day of **November, 2015.**

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY