BILL GARRETT, Davidson County
Trans:T20150103602 DEEDWARR
Recvd: 12/08/15 11:03 2 pgs
Fees:13.00 Taxes:936.10
20151208-0123498

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 253,000.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2015.

Notary Public

My commission expires: March 8, 2016

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jerry W. Fannin **Tracy Dorsey**	**New Owner**	**072 15 0 200.00**
1624 Riverside Drive	815 Russell Street ~~1624 Riverside Drive~~	
Nashville, TN 37216	**Nashville, TN** ~~37216~~ 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ian Kirk, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry W. Fannin, a married man and Tracy Dorsey, an unmarried woman, joint tenants with right of survivorship.

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 Lot No. 13 on the Plan of Porter Road Subdivision of Lots 2 and 7 inclusive, of Shinkle Subdivision of record in Plat Book 843, Page 38, 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 Ian Kirk, an unmarried man, from Susan E. Kirk, an unmarried woman, by Quitclaim Deed dated April 24, 2014 and of record in Instrument No. 20140501-0037028, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ian L. Kirk and wife, Susan E. Kirk from James Leroy Roberts, unmarried, by Warranty Deed dated October 31, 2006 and of record in Instrument No. 20061103-0136656, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1624 Riverside Drive, Nashville, TN 37216.

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 in 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 my/our hand(s) this 7th day of December, 2015.

Ian Kirk

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ian Kirk, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2015.

Notary Public

My Commission Expires: 2·11·16

ELIZABETH ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY