Return To: 15 05162
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160001609 DEEDWARR
Recvd: 01/07/16 15:35 2 pgs
Fees:13.00 Taxes:719.65
20160107-0001812

**AFFIDAVIT**

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $194,500.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

AFFIANT

Subscribed & sworn to before me this 18 day of December, 2015.

NOTARY PUBLIC

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 11/16/19

Name & Address of new property owner: Gloria N. Jones
Send Tax Notice: Wells Fargo ~~Wells~~ Same as property address
2701 Wells Fargo Way Minneapolis MN 55467
Map: 73; Group: 9; Parcel: 48.00

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of *ONE HUNDRED NINETY FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS, ($194,500.00)* cash in hand paid, the receipt of which is hereby acknowledged, I, **KELLY KIRBY** have bargained and sold and by these presents do transfer and convey unto **GLORIA N. JONES**, her heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, as follows:

**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 Davidson County, Tennessee, to which you are referred for a more complete description.

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 vested in Kelly Kirby by deed from Margaret J. Cox, of record in Instrument No. 20151112-0114802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Such matters as shown on the plat of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.

*This instrument prepared by:*
*BASS & BASS, ATTORNEYS*
*Carthage, Tennessee*

2. Restrictive covenants of record in Book 2087, Page 453, Register's Office for Davidson County, Tennessee.

3. Easement in favor of Southern Bell Telephone and Telegraph Company, of record in Book 2093, Page 213, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4145, Page 705, Register's Office for Davidson County, Tennessee.

Possession: Date of deed;
2015 taxes to be prorated.
Map: 73; Group: 9; Parcel: 48.00

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GLORIA N. JONES**, her heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

**I FURTHER COVENANT** and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GLORIA N. JONES**, her heirs and assigns, against the lawful claims of all persons, whomsoever.

**WITNESS MY HAND** on this the 18 day of December, 2015.

Kelly Kirby

**KELLY KIRBY**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF SMITH**

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **KELLY KIRBY**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND** and official seal at Offices, Smith County, Tennessee, on this the 18 day of December, 2015.

James David Bass

**NOTARY PUBLIC**

My Commission expires: 11/10/19

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

WD-Kirby - Jones