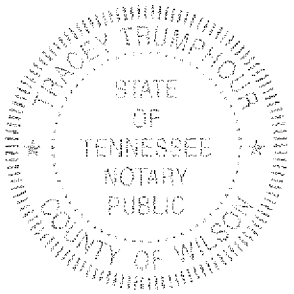
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Matthew Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Kirby	Renasant Bank	054-14-O-067.00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 04/19/16 16:10 3 pgs Fees:18.00 Taxes:1017.50 **20160419-0038017**
4261 Rachel Donelson Pass	2001 Park Pl N, Ste 650	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Randy Clark, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew Kirby and Shelby Kirby, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 165 on the Plan of Brandywine Farms, Section VIII, as of Record in Book 4460, page 10, Register's Office for said County.

Said Lot No. 165 fronts a total of 125.0 feet along a reverse curve of the Northerly margin of Kennett Court and extends back 363.8 feet on the easterly line and 236.0 feet on the westerly line, to a line in the rear on which it measures 197.0 feet.
Being the same property conveyed to Thelma H. Clark, unmarried by Warranty Deed dated 01/29/1988 from Robbie J. Fisher, a widow of record in Book 7462, Page 824, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Randy Clark by Quit Claim Deed dated 07/02/2015 from Randy Clark, Executor for the Estate of Thelma H. Clark of record in Instrument 201507020064266, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 4460, Page 10, said Register's Office. Restrictive Covenants of record in Book 3816 Page 544, amended in Book 3843 Page 951, Book 3886 Page 720 and Book 4498 page 896, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 26 Kennett Court, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 18th day of April, 2016.

Randy Clark

State of Tennessee
County of Wilson

Personally appeared before me Randy Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of April, 2016.

Tracey Trumphour

Notary Public _____
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY