WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016

Teresa Glass
Notary Public

MY COMMISSION EXPIRES: 11-25-19
(AFFIX SEAL)

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans:T20160038739 DEEDWARR
Recvd: 05/10/16 10:00 2 pgs
Fees:13.00 Taxes:854.70

20160510-0046198

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Barry Owen	Renasant Bank	39. 42
(NAME)	(NAME)	
4406 Waller Rd	2001 Park Place N Ste 150	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Birmingham AL. 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160353

For and 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 acknowledged, I/we, Sara Irene Kirby , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Barry Owen, 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. :

Certain real property situated in the 14th, formerly the 23rd Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO RUSSELL L.WOOD AND WIFE, BY DEED FROM SETH C. CHERRY AND WIFE, OF RECORD IN BOOK 1473, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY, SAID CORNER BEING IN THE SOUTHERN BOUNDARY LINE Of THE PROPERTY CONVEYED TO GEO B. CARNEY AND WIFE, BY DEED FROM MRS. LILLIAN CARNEY, ET AL, OF RECORD IN BOOK 505, PAGE 681, SAID REGISTER'S OFFICE; THENCE WITH CARNEY'S SOUTHERN BOUNDARY LINE SOUTH 56° WEST 238.5 FEET, SOUTH 35° WEST 175.2 FEET, SOUTH 17 1/4° WEST 318.4 FEET, SOUTH 68 1/4° WEST 478.6 FEET, SOUTH 87 1/2° WEST 218.9 FEET, NORTH 86 1/2° WEST 455.2 FEET, SOUTH 59 1/2° WEST 99 FEET, AND SOUTH 37 1/2° WEST 160 FEET TO A POINT WHICH IS THE BEGINNING CORNER OF THE PROPERTY HEREBY CONVEYED, FROM SAID POINT OF BEGINNING IN THE SOUTHERN BOUNDARY LINE OF SAID CARNEY PROPERTY, AND WITH SAME, SOUTH 37 1/2° WEST 137 FEET, SOUTH 67 3/4° WEST 264 FEET, SOUTH 85 1/4° WEST 264 FEET, SOUTH 57 1/4° WEST 351 FEET, AND SOUTH 16° 15' WEST 264 FEET TO AN IRON PIN; THENCE SOUTH 46° 45' EAST 980 FEET TO AN IRON PIN; THENCE NORTH 73° EAST 506 FEET TO AN IRON PIN; THENCE NORTH 12° 45' WEST 1172 FEET TO THE BEGINNING, CONTAINING 21.4 ACRES, MORE OR LESS. **TOGETHER WITH** AN EASEMENT OVER PRESENT ROAD LYING EAST OF PREMISES TO THE COUNTY ROAD, AND TO BE KEPT OPEN AT ALL TIMES. ACCORDING TO A SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, APRIL 1, 1955.

Being the same property conveyed to Raymond Kirby and wife Mary G. Kirby by Warranty Deed from Tom Hendrixson, Jr. and wife, Louise Hendrixson, dated April 6, 1966, and filed of record in Book 4003, Page 778, Register's Office for Davidson County, Tennessee. The said Mary G. Kirby pre-deceased Raymond Kirby, having died on or about May 18, 1998, leaving the said Raymond Kirby the surviving tenant by the entirety and sole owner of said land. Raymond Kirby (aka Raymond Durward Kirby) died intestate on or about December 10, 2011, survived by Sara Irene Kirby. (See Affidavit of Heirship of record in the Register's Office for Davidson County, Tennessee in Instrument 20160510-0046197

Unimproved ☐

This is improved ☒ property, known as 4406 Waller Rd, Whites Creek, TN 37189
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of May, 2016

Sara Irene Kirby

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sara Irene Kirby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of May, 2016.

Notary Public
My Commission Expires:

