THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160065232 DEEDWARR
Recvd: 07/29/16 09:18 2 pgs
Fees:13.00 Taxes:525.40
20160729-0078203

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Aleta Jacobson and Timothy Richardson 235 Buck Run Drive Nashville, TN 37214	new owner	122-01-0A-363.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ERIC KIRK, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ALETA JACOBSON AND TIMOTHY RICHARDSON**, wife and husband hereinafter called the Grantee, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 30 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement, the First Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Eric Kirk, an unmarried man, by Warranty Deed, from Michael W. Cox, unmarried, of record on 02/27/2006, at Instrument No. 20060227-0022569, Davidson County Register of Deeds.

This is improved property known as **235 Buck Run Drive, Nashville, Tennessee 37214** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **26th** day of **July, 2016**:

Eric Kirk

STATE OF TENNESSEE

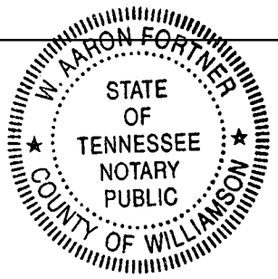
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERIC KIRK**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of July, 2016:

Notary Public

My Commission Expires: 5/24/18



STATE OF TENNESSEE

COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $142,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF JULY, 2016:

Notary Public

My Commission Expires: 6/19/18

