This instrument prepared by
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161418TN

BILL GARRETT, Davidson County
Trans:T20160068604 DEEDWARR
Recvd: 08/08/16 16:00 2 pgs
Fees:13.00 Taxes:980.09
20160808-0082479

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

NEW OWNER:
Cecil E. Kirk
951 Morning Road
Cane Ridge, TN 37013

SEND TAX BILL TO:
Farmington Mortgage
2002 Richard Jones Road
Suite 300A
Nashville, TN 37215

MAP & PARCEL:
182-01-0A-149.00-CO

WARRANTY DEED

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 acknowledged, **Scott Charles Whitson and Michelle Whitson, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Cecil E. Kirk and Tharon M. Kirk, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee Being Lot No. 97, on the Plan of Phase Three, Sunset Hill, RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to D.R. Horton, Inc., a Delaware Corporation, from SAF Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 02/20/2014, filed for record on 02/21/2014 in Instrument No. 20140221-0015119, Register's Office for Davidson County.

Being further conveyed to Scott Charles Whitson and Mikyung Cheong, husband and wife, from D.R. Horton, Inc., a Delaware Corporation, by Special Warranty Deed dated 03/26/2015, filed for record on 03/27/2015 in Instrument No. 20150327-0026685, Register's Office for Davidson County, Tennessee.

Being further conveyed to Scott Charles Whitson and Michelle Whitson, husband and wife, from Scott Charles Whitson and Mikyung Cheong, husband and wife, by Quit Claim Deed dated 03/26/2015, filed for record on 03/27/2015 in Instrument No. 20150327-0026687, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Scott Charles Whitson and Michelle Whitson** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Scott Charles Whitson and Michelle Whitson** further covenant and bind their 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.

This is property is known as: **951 Morning Road, Cane Ridge, TN 37013**.

Executed on this 3rd day of August, 2016.

Scott Charles Whitson

Scott Charles Whitson

Michelle Whitson by Scott C Whitson as attorney in fact

Michelle Whitson By Scott C. Whitson,
Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Scott Charles Whitson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of August, 2016.

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Scott C. Whitson, to me known to be the person who executed the foregoing instrument on behalf of **Michelle Whitson**, as Attorney In Fact, and who acknowledged that he executed the same as the free act and deed of said **Michelle Whitson** for the purposes therein contained.

Witness my hand this 3rd day of August, 2016.

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $264,888.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 3rd day of August, 2016.

Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018