WARRANTY DEED

P-CB-16-1620-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

C. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John J. Kirby	Same as Above	
(NAME)	(NAME)	**42-8-147.00**
1620 Liberty Hill Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-5949		
(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 consideration, the receipt of which is hereby acknowledged, **PHILLIP W. VANN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN J. KIRBY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Heritage View, Section Two, of record in Plat Book 7900, Page 37, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip W. Vann by Quitclaim Deed from Jacqueline W. Vann, recorded January 5, 1999 in Book 11283, Page 424 and further conveyed to Phillip W. Vann and wife, Jacqueline W. Vann by Warranty Deed from Southeast Builders Group, a Tennessee General Partnership, recorded September 25, 1992 in Book 8738, Page 377, Register's Office for Davidson County, Tennessee.

Grantor's spouse joins in the execution iof this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 7900, Page 37;
- Covenants, Conditions and Restrictions of record in Book 7778, Page 461, Book 8076, Page 147, Book 8592, Page 433 and Book 9012, Page 797;
- Easement for Sanitary Sewer/Storm Drainage of record in Book 7814, Page 344;
- Easement for Sanitary Sewer of record in Book 8204, Page 210;
- Easement for Water Line of record in Book 8192, Page 229;
- Easement for Gas Line of record in Book 1939, Page 555, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1620 Liberty Hill Drive, Madison, Tennessee 37115-5949**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160082839 DEEDWARR
Recvd: 09/21/16 10:41 2 pgs
Fees:13.00 Taxes:525.40
20160921-0099373

Witness my/our hand(s) this the 19th DAY OF SEPTEMBER, 2016.

Phillip W. Vann

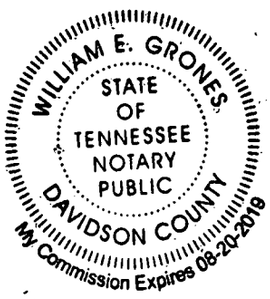
Fatima Vann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP W. VANN and FATIMA VANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212