BILL GARRETT, Davidson County
Trans:T20160084373 DEEDWARR
Recvd: 09/26/16 12:37 2 pgs
Fees:13.00 Taxes:666.00
20160926-0101266

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 6/19/18
File No. 16-6021D

Emily Kornegay Notary Public State of Tennessee Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Walter B. Jones and Caitlin M. Jones, husband and wife (NAME)	New Owner (NAME)	95 5 70.00
214 Lisa Lane (STREET ADDRESS)	New Owner (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rita Hulan, Executrix for The Estate of Sarah Kirkpatrick**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter B. Jones and Caitlin M. Jones, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 75 on the plan of CREEKSIDE HEIGHTS, as shown by plat of record in Plat Book 2663, Page 114-115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Malcom R. Kirkpatrick and wife Sara S. Kirkpatrick from Carl Batson, Inc., by Deed dated July 17, 1959, in Book 2926, Page 311, in the Register's Office for Davidson County, Tennessee.

Malcom R. Kirkpatrick having since died on June 20, 1982 leaving title vested in his wife Sarah Jane Kirkpatrick as surviving tenant by the entirety.
Sarah Kirkpatrick having since died testate on November 12, 2015. Pursuant to an Order dated September 9, 2016, filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate No. 16P-200, said Order authorizing Rita Hulan, Executrix, to sell the aforementioned property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2876, page 599, and Book 2879, page 441, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2663, page 114-115, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers, storm drainage, water mains, and appurtenances, as recorded in Book 6327, page 360, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 214 Lisa Lane, Nashville, TN 37210.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 19th day of September, 2016.

ESTATE OF SARAH KIRKPATRICK

By: Rita Hulan, Executrix
Rita Hulan, Executrix

September 19, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rita Hulan, Executrix for The Estate of Sarah Kirkpatrick, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of September, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066