BILL GARRETT, Davidson County
Trans:T20160084690 DEEDWARR
Recvd: 09/27/16 09:14 2 pgs
Fees:13.00 Taxes:1258.00
20160927-0101623

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Robin Edwards
Affiant

Subscribed and sworn to before me, this 23rd day of September, 2016.

Janice H. Collins
Notary Public

My commission expires: 9-11-17

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathleen L. Kirk **Miranda M. Kirk**	New Owner	**186040A19400CO**
724 Meadowcroft Lane		
Nolensville, TN 37135		

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 ACKNOWLEDGE, WE,

Amanda Gaskins, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen L. Kirk and Miranda M. Kirk, Joint Tenants with Rights of Survivorship

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. 244 on the Plan of Burkitt Place, Phase 2E, of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amanda Watson, single woman from Highpoint Limited, LLC,a Tennessee limited liability company by Warranty Deed dated March 8, 2013 and recorded in Instrument No. 20130313-0024898, Register's Office, Davidson County, Tennessee. Amanda Watson having since married Mathew Gaskins and is now known as Amanda Gaskins.

***Mathew Gaskins joins in this conveyance for the purpose of conveying all his rights and interest, marital or otherwise.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 724 Meadowcroft Lane, Nolensville, TN 37135.

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 in 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. 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/our hand(s) this 23rd day of September, 2016.

Amanda Gaskins

Amanda Gaskins

Mathew Gaskins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Amanda Gaskins and Mathew Gaskins, the within named Grantor(s), 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, at office, this 23rd day of September, 2016.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON