THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109699** BILL GARRETT, Davidson County Trans:T20160098406 DEEDWARR Recvd: 11/07/16 11:52 2 pgs Fees:13.00 Taxes:1480.00 20161107-0117656	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Jeff Kirby 5809 Morrow Road Nashville, TN 37209-1964	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-06 76.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Honorio Lemus Romo and wife, Graciela Gonzalez** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jeff Kirby, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain parcel of land lying in the 20th Civil District of Davidson County, Tennessee, lying on the southerly side of Morrow Road and more specifically described as follows:

Beginning at the Intersection of the southerly margin of Morrow Road, having a fifty (50) foot right of way, and the westerly margin of 59th Avenue North, having a fifty (50) foot right of way. Thence, following the southerly margin of Morrow road a distance of 75 feet to an iron pin, the point of beginning, and being the northeast corner of the herein described tract; thence, S-30o 42' 08"-W, 200.29' to an iron pin , Thence, N-54o 36' 39"-W, 118.54' to an iron pin, Thence, N- 35o 57' 15"-E, 199.71' to an iron pin, Thence, following the southerly margin of Morrow Road S- 54o 41' 45"-E, 100.20' to the point of beginning and containing .50 acres, more or less, according to a survey by Galyon Northcutt dated October 25, 2016.

Included in this description is a 7.5' wide permanent drainage easement parallel and adjacent to the easterly property line and recorded in Deed Book 5010, Page 393 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Batson & Melvin Company, a Tennessee Corporation by Warranty Deed from Lillie Sullivan, a widow, recorded on the 5th day of April, 1955 in Deed Book 2393, Page 615, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Easement for Sanitary Sewers and/or Storm Drainage , recorded in Book 5010, Page 393.

This is improved property located at 5809 Morrow Road Nashville TN 37209-1964.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2016.

Honorio Lemus Romo

Honorio Lemus Romo

Graciela Gonzalez

Graciela Gonzalez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Honorio Lemus Romo and Graciela Gonzalez, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017