ADDRESS NEW OWNER: Richard Earl Kirkpatrick
Paul D. Kirkpatrick
3021 Aldrich Lane
Nashville, TN 37027

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 06005000200

Davidson County DEEDWARR
Recvd: 02/01/17 11:25 3 pgs
Fees:18.00 Taxes:518.00
20170201-0010672

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lesha Gail Brummitte** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Paul D. Kirkpatrick and wife, Sheren S. Kirkpatrick, as tenants by the entirety, as to a 50% undivided interest, as joint tenants with common law rights of survivorship with Richard Earl Kirkpatrick, unmarried, as to a 50% undivided interest** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Section Four Revised, Aldrich Heights, Subdivision, as of record in Book 2900, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Larry D. Brummitte and wife, Rebecca M. Brummitte, from Harold Vaughan and wife, Brenda Vaughan, by Warranty Deed recorded on April 9, 1970, in Book 4409, Page 799, Register's Office for Davidson County, Tennessee. The said Rebecca M. Brummitte died on July 15, 2011, leaving Larry D. Brummitte as the sole surviving tenant by the entirety. The said Larry D. Brummitte died testate on November 20, 2015. According to the terms of his Last Will and Testament, he devised the subject property to Lesha Gail Brummitte. See Probate Docket No. 16P152, Probate Court Clerk's Office for Davidson County, Tennessee.

Rebecca M. Brummitte was one and the same person as Rebecca Merline Brummitte.
Larry D. Brummitte was one and the same person as Larry Douglas Brummitte.

Lesha Gail Brummitte warrants that the subject property has never been her marital residence and is not subject to any marital interests therein.

This is property with a common address of 3021 Aldrich Lane, Nashville, TN 37207.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 2900, Page 39, Register's Office for Davidson County, Tennessee.(3) Easement for sanitary sewers and/or storm drainage in Book 6661, Page 239, said Register's Office.

John Gray, Administrator C.T.A., of the Estate of Larry Douglas Brummitte joins in this Deed to convey any interest that the said Estate may have in said Property and to warrant that there are no matters affecting said Estate that would prohibit the conveyance made herein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do

covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of January 2017.

Lesha Gail Brummitte by John Gray Atty in Fact
Lesha Gail Brummitte

John Gray Admin
John Gray, Administrator C.T.A., of the Estate of Larry Douglas Brummitte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January 2017, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Gray, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Lesha Gail Brummitte, and is authorized by her to execute this instrument on her behalf by virtue of a Durable General Power of Attorney recorded in Instrument No. _____ in said Register's Office.

Witness my hand and official seal at office, this 31st day of January 2017.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January 2017, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Gray as Administrator C.T.A. of the Estate of Larry Douglas Brummitte, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of January 2017.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $140,000.00.

Affiant

Subscribed and sworn before me this 31st day of January 2017.

_____
Notary Public
My Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 1701K032

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

