This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17057

BILL GARRETT, Davidson County
Trans:T20170028761 DEEDWARR
Recvd: 04/05/17 12:44 3 pgs
Fees:18.00 Taxes:2460.50
20170405-0033400

Send Tax Bills To:
InterLinc Mortgage Services, LLC
2685 N. Mt. Juliet Rd., Ste. A
Mount Juliet, TN 37122

New Owner is:
Holly S. Kirby
914 Gale Lane
Nashville, TN 37204

MAP: 118-05-0

PARCEL: 147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Roger T. Ligon, Jr., Roger T. Ligon and Randall T. Ligon, Co-Trustees of the Ligon Family Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Holly S. Kirby (a/k/a Holly Salmons Kirby), a married woman**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of T

Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **941 Gale Lane, Nashville, TN 37204**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being the easterly 175.5 feet of Lot No. 1 on the map showing subdivision of part of the Vaulx Land, not of record, described according to a survey made by E. R. Southgate, Surveyor, November 7, 1945, as follows:

Beginning on the southerly margin of Gale Avenue at the northwest corner of property conveyed to Bessie W. Truett, by deed from William H. Smith and wife, of record in Book 910, page 518, Register's Office for said County, said point being the corner of Lots Nos. 1 and 2; thence with the southerly margin of Gale Avenue, westwardly 175.5 feet; thence southwardly 250 feet to the northerly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way, eastwardly 175.5 feet to said Truett's southwest corner; being the corner of said Lot Nos. 1 and 2; thence with said Truett's westerly line, being the line between said two lots, northwardly 281.5 feet to the beginning.

Included in the above description but expressly excluded therefrom is the following described property having been conveyed to the State of Tennessee in Book 4809, Page 207, said Register's Office, and more particularly described as follows:

Beginning at the point of intersection of the north right of way of the Tennessee Central Railroad and the west boundary of this property, said point being along the said right of way eastwardly 295 feet from the east margin of Lealand Lane; thence north 12 degrees 31 minutes west 145.0 feet to a point; thence north 88 degrees 13 minutes east 175.1 feet to a point; thence south 12 degrees 17 minutes east 149.7 feet to a point in the said right of way; thence along the said right of way south 89 degrees 46 minutes west 175.5 feet to the point of beginning and containing 25,293 square feet and being part of the property conveyed by Albert H. Wood Jr. et al to James D. Selby and Zepher R. Selby of record in Book 4237, Page 250, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roger T. Ligon, Jr., Roger T. Ligon & Randell T. Ligon, (Correct spelling is Randall), Co-Trustees of the Ligon Family Trust, by Quitclaim Deed from Roger T. Ligon (misspelled as Ligor), Jr., a single individual, dated 6/16/05 and recorded 6/27/05 in Instrument No. 20050627-0073388; and being the same property previously conveyed to Roger T. Ligon, Jr. by Quitclaim Deed from ICF Builders and Consultants, Inc., dated 5/25/05 and recorded 6/6/05 in Instrument No. 20050606-0064244, and as rerecorded in Instrument No. 20050620-0069878; and being the same property previously conveyed to ICF Builders & Consultants, Inc., a Tennessee corporation, by Quitclaim Deed from Roger T. Ligon, Roger T. Ligon, Jr. and Randall T. Ligon, Co-Trustees of the Ligon Family Trust, dated 11/7/03 and recorded 11/12/03 in Instrument No. 20031112-0165800; and being the same property previously conveyed to The Ligon Family Trust by Deed from Zepher R. Selby (widow) and Stella L.S. Barber, dated 8/7/03 and recorded 8/7/03 in Instrument No. 20030807-0112726, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Roger T. Ligon, Jr., Roger T. Ligon and Randall T. Ligon, Co-Trustees of the Ligon Family Trust, of record in Instrument Number 20170405-0033399, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of April, 2017.

GRANTOR(S):

Roger T. Ligon, Jr., Trustee

Roger T. Ligon, Trustee

Randall T. Ligon, Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Roger T. Ligon Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Co-Trustee** of the **Ligon Family Trust.** the within named bargainor, and that he/she as such **Co-Trustee**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of April, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 11-5-18

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Roger T. Ligon,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Co-Trustee** of the **Ligon Family Trust.** the within named bargainor, and that he/she as such **Co-Trustee**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of April, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 11-5-18

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Randall T. Ligon,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Co-Trustee** of the **Ligon Family Trust.** the within named bargainor, and that he/she as such **Co-Trustee**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of April, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$665,000.00**.

AFFIANT

SWORN TO and subscribed before me this 3rd day of April, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 11-5-18