NEW OWNER:

Robert Lake Kirby
952 Percy Warner Boulevard
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0308 JM

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170039830 DEEDWARR
Recvd: 05/10/17 10:53 2 pgs
Fees:13.00 Taxes:1206.20
20170510-0046350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Six Thousand and 00/100 Dollars ($326,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WESLEY R. SWEENEY and ANDREA SWEENEY, Husband and Wife,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROBERT LAKE KIRBY** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

BEING Lot No. 81 on the Plan of Warner Park Valley, Section I, of record in Book 3600, pages, 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

THIS BEING the same property conveyed to WESLEY R. SWEENEY, from PHILIP S. SEGRAVES, married, BY Warranty Deed dated August 6, 2009, recorded August 10, 2009, as Instrument No. 20090810-0075203, in the Register's Office for Davidson County, Tennessee. ANDREA SWEENEY joins herein to convey any interest, marital or otherwise, she has in said property.

This is IMPROVED property commonly as 952 Percy Warner Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 9th day of **May, 2017**.

WESLEY R. SWEENEY

ANDREA SWEENEY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WESLEY R. SWEENEY AND ANDREA SWEENEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of **May, 2017**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $**326,000.00**.

AFFIANT

Sworn to and subscribed to before me this 9th day of **May, 2017**.

NOTARY PUBLIC

My commission expires: 7/11/17

LEANNA E. BOWEN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY