WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170040570 DEEDWARR
Recvd: 05/12/17 09:47 2 pgs
Fees: 13.00 Taxes: 725.20

20170512-0047211

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

TAMMY MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenda L. Lisa	New Owner	053 16 0 301.00
(NAME)	(NAME)	
1012 Donoho Drive	401 Cagle St	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Randleman NC 27317	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Edward Kirk and Anna Kirk, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brenda L. Lisa and Donald M. Lisa, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 45 on the Plan of Final Plat of Jackson's Landing Estates, Section II, of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward Kirk and Anna Kirk, husband and wife by QuitClaim Deed from Edward W. Kirk, dated 01/09/2013 recorded 01/15/2013, of record in Instrument No. 20130115-0004769; and also being the same property conveyed to Edward W. Kirk, an unmarried man by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), dated 07/08/2009 recorded 07/17/2009, of record in Instrument No. 20090717-0067079, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 8250, Page 975, in the Register's Office for Davidson County, ; Covenants, conditions, easements and restrictions of record in Book 11408, Page 563, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8883, Page 654, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

rec & return
SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

File No.: 01288-37179
SMG TN Warranty Deed

8149

This is improved ☑ property, known as 1012 Donoho Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), their heirs and/or 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 our hands this 10th day of May, 2017.

Edward Kirk

Anna Kirk

State of Tennessee
County of Wilson

Personally appeared before me Edward Kirk and Anna Kirk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY