PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170045702 DEEDWARR
Recvd: 05/30/17 14:44 2 pgs
Fees:13.00 Taxes:973.10
20170530-0053540

W & I Ref: (DM) Title No.: 58940
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Kirby Abby Kirby 8057 Boone Trace Nashville, TN 37211	NEW OWNER

TAX MAP PARCEL NUMBERS: 126150B30600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$263,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Gregory, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto, **Andrew S. Kirby AKA Scott Kirby and Abby Kirby, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Lexington Point, Section Four of record in Instrument No. 20020116-0006343, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer M. Cary and Justin O. Cary, wife and husband by Warranty Deed from Beazer Homes Corp d/b/a Phillips Builders, a Tennessee corporation, dated July 9, 2003 and recorded on July 16, 2006 of record in Instrument No. 20030716-0099331, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 5, 2016 recorded on July 27, 2016 of record in Instrument No. 20160727-0077010, said Register's Office, Justin O. Cary conveyed his interest in subject property to Jennifer M. Cary. The said Jennifer M. Cary is now known as Jennifer Gregory.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20020116-0006343, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Instrument No. 20020729-0090372, said Register's Office. Permanent Drainage Easement of record in Instrument No. 20020729-0090373, said Register's Office. Subject to the right of way of CSX Transportation Railroad lying to the rear of subject property. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001018-0103445, Instrument No. 20020219-0021061, amendment to By Laws in Instrument No. 20150220-0014706, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 8057 Boone Trace, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2017.

Jennifer Gregory

State of Tennessee

County of Davidson

On this 25th day of May, 2017, before me the undersigned authority, personally appeared Jennifer Gregory, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $263,000.00.

Affiant

Sworn and subscribed before me this 25th day of May, 2017.

Notary

My Commission Expires: ~~2017~~ 1/20/19

LESLIE ~~Notary~~ SIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY