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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23747	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 483,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF September, 2017. Notary Public MY COMMISSION EXPIRES: 11-3-2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170077562 DEEDWARR
Recvd: 09/05/17 14:02 2 pgs
Fees:13.00 Taxes:1787.10
20170905-0091144

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alan P. Kirkwood	Liberty Financial	MAP 122-16-0-[illegible]
517 Summit Oaks Ct.	9520 Ormsby Station Rd #20	PARCEL 053.00
Nashville, TN 37221	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Suzanne Sevier Rowland and John B. Rowland, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan P. Kirkwood and Kathlyn J. Kirkwood, married**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 53 on the Plan of Phase Three, Summit Oaks, A Planned Unit Development of record in Plat at Instrument No. 20050315-0028141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suzanne Sevier Rowland and John B. Rowland by Warranty deed from Tony Hatchell and Tara Hatchell of record in Instrument No. 20120601-0047465 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 01, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2017 which have been prorated and assumed by Grantee; (2) all matters shown on the Plan of record as Instrument Number 20050315-0028141; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050316-0029169;(4) Charter for Summit Oaks HOA of record in Instrument Number 20020131-0013598;(5) Storm water detention agreement of record in Instrument Number 20020103-0001057, Instrument Number 20030520-0068720 and Instrument Number 20040928-0116868; (6) Easement to Harpeth Valley Utility District of record in Instrument Number 20010925-0103588; (7) PUD Boundary Plat of record in Book 9700, Page 255; (8) Subject to rights of others in and to the common areas and/or elements; (9) all applicable governmental and zoning regulations.

This is IMPROVED property known as **517 Summit Oaks Ct., 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 the 1st day of September, 2017.

Suzanne Sevier Rowland

John B. Rowland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne Sevier Rowland** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of September, 2017.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John B. Rowland** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of September, 2017.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public