WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-IF-19-212-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin DuBose	**New Owner**	
(NAME)	(NAME)	**148-06-0-077-00**
212 Melmack Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **BENNY L. KIRBY AND WIFE, FAYE H. KIRBY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN DUBOSE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Lot 92, Murray Heights, as shown on plat of record in Book 2663, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 92 fronts 126.37 feet on the north side of Melmack Drive and extends back between lines, 159.8 feet on the west line and 110.28 feet on the east line, to a dead line in the read on which it measures 104.92 feet.

Being the same property conveyed to Benny L. Kirby and wife, Faye H. Kirby, by Warranty Deed, from Jimmy Adams Bean and wife, Joan M. Bean, of record in Book 3180, Page 39, in the Register's Office of Davidson County, Tennessee, dated January 30, 1961 and recorded on January 31, 1961.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Murray Heights, as recorded in Plat Book 2663, Page(s) 37.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2906, Page 329.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Melmack Dr, Nashville, Tennessee 37211**.

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 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 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.

Karen Johnson Davidson County
Batch# 228657 **DEEDWARR**
05/10/2019 01:12:56 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20190510-0044189

Witness my/our hand(s) this the 3RD DAY OF MAY, 2019.

Tim E. Kirby Attorney in fact for Benny L Kirby
Benny L. Kirby by Tim E. Kirby, Attorney-In-Fact
Tim E. Kirby Attorney in fact for FAYE H Kirby
Faye H. Kirby by Tim E. Kirby, Attorney-In-Fact

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIM E. KIRBY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENNY L. KIRBY AND FAYE H. KIRBY, and who acknowledged he/she/they executed the same as the free act and deed of the said BENNY L. KIRBY AND FAYE H. KIRBY. XX

Witness my hand and official seal, this the 3rd of May, 2019.

K S Toth
Notary Public
My Commission Expires: 9-21-2021
(SEAL)

NOTARY PUBLIC STATE OF TEXAS
K. S. TOTH
Notary Public, State of Texas
Comm. Expires 09-21-2021
Notary ID 7700614

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Durable Power of Attorney whereas Benny Kirby and Faye Kirby have appointed Tim E. Kirby as their Attorney-In-Fact as of record in Instrument No. 2019-0506-0042255, Register's Office for Davidson County, Tennessee.