Instr:200003100024684 Page: 1 OF 3
REC'D FOR REC 03/10/2000 8:18:33AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1254.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary T. Patton	SunTrust Bank, Nashville	85-3.01
(NAME)	(NAME)	
2811 Lealto Court	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37230	
(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,

GARY K. KIMBALL AND WIFE, SUSAN KIMBALL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARY T. PATTON AND SARAH E. WYATT ,

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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2811 Lealto Court, Nashville, TN 37214

(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 GRANTEES, their heirs 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 my/our hand(s) this 28th day of February, 2000.

Gary K. Kimball by Susan Kimball Attorney in Fact

Susan Kimball

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 Susan Kimball, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 28th day of February, 2000

Commission expires: 3/23/2002

Lynda Kaye Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Susan Kimball, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Gary K. Kimball, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Gary K. Kimball. WITNESS my hand and Notarial Seal this 28th day of February, 2000.

Lynda Kaye Jones
Notary Public

My Commission Expires 3/23/2002

EXHIBIT A - LEGAL DESCRIPTION

Land in the 3rd Civil District of Davidson County, Tennessee, being part of an unnumbered tract marked Mrs. A.H. Roberts, and shown on the Plan of Nob Hill, of record in Book 2663, page 31, Register's Office for Davidson County, Tennessee, together with a 20-foot roadway lying between Lots 45 and 46 on said Plan, and described together as follows:

Beginning at a point in the south margin of Lealto Court at the northeast corner of Lot No. 45, being the west line of a 20-foot roadway; thence with the line of said roadway and along the east line of Lot No. 45, South 16 degrees 26 minutes East, 257.4 feet to a point; thence South 38 degrees 14 minutes East, 96.6 feet to a point at the southeast corner of said Lot No. 45; thence crossing said roadway or strip, North 85 degrees 49 minutes East, 10 feet more or less, to a point in the centerline of the same, and a gravel road; thence along the centerline of said Road, as follows: South 25 degrees 11 minutes East, 251 feet; South 55 degrees 09 minutes East, 150 feet; South 89 degrees 41 minutes East, 86.5 feet; North 68 degrees 03 minutes East, 103.08 feet to a point; thence North 26 degrees 12 minutes West along the line of Mrs. A.H. Roberts, and 20 feet West of and parallel to the line of the U.S. Government property, a distance of 205 feet to a point; thence North 14 degrees 42 minutes West, 116.15 feet to a concrete monument at the southeast corner of Lot No. 47 on the Plan of Nob Hill; thence with the south line of said Lots 47 and 46, South 85 degrees 49 minutes East, 282.9 feet to the southwest corner of Lot No. 46, and the east line of said 20 foot roadway or strip; thence along the line of the same, along the west line of Lot No. 46, North 33 degrees 30 minutes West, 109 feet; North 16 degrees 26 minutes West, 250 feet to the South margin of Lealto Court; thence with the margin of the same, Westerly 20 feet, more or less, to the point of beginning.

Being the same property conveyed to Gary K. Kimball and wife, Susan Kimball by deed from A. B. Clayborne and wife, Sarah S. Clayborne of record in Book 10853, page 798, Register's Office for Davidson County, Tennessee.