Instr:200007240072459 Page: 1 OF 2
REC'D FOR REC 07/24/2000 8:25:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $292.30

WARRANTY DEED

TCB-PRO-00-852

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

James P Kimbro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 2000

SUSAN M. LYNCH NOTARY
Notary Public

MY COMMISSION EXPIRES: 2/20/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027

1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

Notary Public, Maury Co...
My Commission Expires Feb 20, 2004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Kimbro (NAME)	Monument Mortgage, Inc (NAME)	162-7-C-102
473 Hickory Glade (ADDRESS)	2527 Camino Ramon, Ste 200 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (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, Gina L. Rucker, Antioch, Tennessee 37013

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Kimbro and wife, Cindy L. Kimbro

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:

A certain Planned Unit Development in Davdison County, Tennessee, being Unit No. 102 on the Plan of Phase 2, Hickory Glade of record in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for Davidson County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Gina L. Rucker by deed from Sheila D. Taylor and husband, George C. Taylor of record in Book 9817,page 254, Register's Office for Davdison County, Tennessee.

Map and Parcel # 162-7-C-102

unimproved ( )
This is improved (X) property, known as 473 Hickory Glade, Antioch, Tennessee 37013
(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 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 my hand this 27th day of June, 2000

Gina L. Rucker

Gina L. Rucker

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 Gina E. Rucker, Antioch, Tennessee 37013

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood _____, Tennessee, this 27th day of June, 2000.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027