Bx 58-A

WARRANTY DEED

354.83
13.00

Davidson County DEEDWARR
Recvd: 07/08/02 14:38 2pgs
Fees:13.00 Taxes:354.83

20020708-0081915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00

Gloria J. Kimbro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2002.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria J. Kimbro	Gloria J. Kimbro	105-05-0/565.00
(NAME)	(NAME)	
1701 14th Avenue South	1701 14th Ave. South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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,

Rhonda Kinzer

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

Gloria 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Re subdivision of Lot No. 1 Section 122, Edgehill Estates, of record in Book 5190, page 412, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda Kinzer by Quitclaim Deed from Calvin Kinzer dated May 29, 200 and filed as Instrument No. 20020530-0065721 and by instrument of record in Book 11227, page 225, Book 7399, page 288 and Book 5804, page 610, in the Register's Office for Davidson County, Tennessee.

2002 Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 1701 14th Ave. South, Nashville, TN 37212

(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.

RKK

Witness my/our hand(s) this 1st day of July, 2002.

Rhonda Kinzer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 7/1/2002, before me personally appeared Rhonda Kinzer to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of July, 2002.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

Judith C. Jacobs

Judith C. Jacobs Notary Public