WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/04 12:10 2pgs
Fees:13.00 Taxes:259.00

20040112-0004582

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Ressie McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ressie McClain	America's Wholesale Lender	082-03-0-183.00
(NAME) 1116 Stockell Street	(NAME) 750 Old Hickory Blvd, #180	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood Tennessee 37027	
(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, Donald Kimble AKA Donald Kimbel, a Widower , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ressie McClain, An Unmarried Person and Angela M. McClain, an unmarried person as joint tenants with right of survivorship , 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:

Being Lot No. 101 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald Kimbel and Wife, Ruth Elizabeth Kimbel by deed from Benton Loring and wife, Beckie Loring dated 8-20-46 and recorded on 8-27-46 of record in Deed Book 1414, page 185, Register's Office for said County. Ruth Elizabeth Kimbel having since died.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1116 Stockell Street, Nashville, TN 37207

(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/our hand(s) this 8th day of January, 2004.

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Donald Kimble

STATE of Tennessee
COUNTY of ~~Davidson~~ Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donald Kimble, a Widow~~er~~ the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/8/2004

My Commission Expires: My Commission Expires Jan. 25, 2006

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

On this the 8th ~~day~~ of January, 2003, before me personally appeared ~~Carl~~ A. Kimble, to me known (or proved to me on the basis of satisfactory evidence) ~~to be~~ the person who executed the foregoing instrument on behalf of Donald Kimble, and ~~who~~ acknowledged that he executed the same as the free act and deed of the said Donald Kimble ~~by~~ virtue of that Power of Attorney, duly executed by the said Carl A. Kimble and appearing ~~of~~ record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 8th day of January, 2003.

My Commission ~~Expires~~: _____

Notary Public

File Number23120158
RETURN TO:

Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129