(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Connie Dumbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2004.

Mary Anne Hardaway
Notary Public

MY COMMISSION EXPIRES: 2-23-08
(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/14/04 13:37 3pgs
Fees:18.00 Taxes:296.00

20040414-0042068

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myrah Daniel	Myrah Daniel	
(NAME)	(NAME)	
312 Joyner Avenue	312 Joyner Avenue	119-5-273
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040707

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Harriet Kimbro Hamilton, Executrix of the Estate of Erbia Mandoza Kimbro**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Myrah Daniel**, hereinafter called the GRANTEE, **his/her** 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 312 Joyner Avenue, Nashville, TN 37211

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of April, 2004.

Harriet Kimbro Hamilton, Executrix of the
Estate of Erbia Mandoza Kimbro

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Harriet Kimbro Hamilton, Executrix of the Estate of Erbia Mandoza Kimbro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Harriet Kimbro Hamilton, Executrix of the Estate of Erbia Mandoza Kimbro executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 13th day of April, 2004.

Commission expires: 2-23-08

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public

File No.: 1014021

EXHIBIT A

Being Lot No. 91 on the Map of the Re-subdivision of Blocks No. 23, 24 and parts of Nos. 26 and 27 of Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for said County.

Said Lot No. 91 fronts 50 feet on the north side of Joiner Avenue and runs back between parallel lines 189 feet, more or less, to an alley.

Property commonly known as: 312 Joyner Avenue, Nashville, Davidson County, Tennessee 37210

Being the same property conveyed to Erbia M. Kimbro by deed dated 09/22/00 from Eribia M. Kimbro, Executrix of the Estate of Henry A. Kimbro and recorded in Instrument Number 20000926-0095419 and also in Instrument No. 20000719-0071277 and in Book 3000, page 307, said Register's Office for Davidson County, Tennessee. Last Will and Testament recorded in Book 231, page 147, in the Probate Court Clerks Office for Davidson County, Tennessee.