#8934 Box 13

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Kimbrough	New Owner ~~Argent Mortgage Company, LLC~~	**131-5-A-120CO**
(NAME)	(NAME)	
120 Jefferson Square	~~P.O. Box 11056~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	~~Orange, CA 92856~~	
(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, **BETTY J. LEE, TRUSTEE UNDER THE BETTY J. LEE REVOCABLE TRUST AGREEMENT DATED JUNE 6, 1995**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK KIMBROUGH, UNMARRIED, 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 condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 120, Jefferson Square, Section One, A Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium apartments, recorded in Book 4675, page12 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, page 332, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Betty J. Lee, unmarried by deed from Reese L. Smith, Jr. and Harry M. Rowland, Trustees of record in Book 4994, page 924 said Register's Office and further conveyed to Betty J. Lee, Trustee under Trust Agreement dated June 6, 1995 by Quitclaim Deed from Betty J. Lee, individually of record in Book 9701, page 818 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed of Record in Book 4731, page 332; Book 5826, page 693 and Book 8550, page 3
By-Laws of Record in Book 4731, page 341; Book 5676, page 31; Book 5700, page 719, Book 8036, Page 54: Book 8057, page 179; Book 8231, page 418; Book 8550, page 923; Book 9276, page 249 and Book 10355, page 306.
The Plan of Record in Book 4675, page 12
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **120 Jefferson Square, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 11/24/04 10:24 2pgs
Fees:13.00 Taxes:758.50

20041124-0140926

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 12th day of November, 2004.

Betty J. Lee, Trustee under the Betty J. Lee Revocable Trust Agreement dated June 6, 1995

By: Betty J. Lee, Trustee

Betty J. Lee, Trustee

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 Betty J. Lee, Trustee of the Betty J. Lee Revocable Trust Agreement dated June 6, 1995, 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 in her capacity as Trustee for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2004.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public