WARRANTY DEED

FILE BOX 19B
06-04-019-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Sandra S. Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of May, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RAYMOND EDWARD TARKINGTON, JR. AND WIFE, JENNIFER TARKINGTON	**RAYMOND EDWARD TARKINGTON, JR. AND WIFE, JENNIFER TARKINGTON**	131-03
(NAME) 1901 Kimbark Drive	(NAME) 6311 Hillsboro Pike	31.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STEPHEN B. JAMES AND WIFE, HEATHER JAMES**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAYMOND EDWARD TARKINGTON, JR. AND WIFE, JENNIFER TARKINGTON**, hereinafter called the Grantee(s), 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. 44 and the East 30 feet of Lot No. 45 on the Plan of Colonial Heights, as of record in Book 1130, Page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the South margin of Kimbark Drive, 45 feet East of the common corner of Lot Nos. 45 and 46; thence with the South margin of said Drive, easterly 76 feet to a concrete monument at the beginning of a curve; thence around said curve, southeasterly 41.5 feet to a concrete monument; thence along the East line of Lot No. 44, southerly 128.3 feet to a concrete monument at the southeast corner of said lot; thence along the North line of Overton Hills Subdivision, westerly 105.8 feet to a point; thence northerly 157.5 feet to the point of beginning.

Together with that portion of Burtonwood Drive abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, Bill No. 086-1491, in the County Clerk's Office for said County.

BEING the same property conveyed to STEPHEN B. JAMES AND WIFE, HEATHER JAMES, by Deed from KEITH R. DEERKOSKI AND WIFE, JESSICA DEERKOSKI, of record in Instrument No. 20040504-0050841, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1901 Kimbark Drive, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 05/04/06 15:13 2 pgs
Fees:13.00 Taxes:1054.50

20060504-0052252

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 1st day of May, 2006.

STEPHEN B. JAMES

HEATHER JAMES

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 **STEPHEN B. JAMES AND WIFE, HEATHER JAMES**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of May, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.