WARRANTY DEED

SONIA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/25/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DON AMMONS	SAME	142130B19100CO
(NAME)	(NAME)	
7096 NORTHRIDGE DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(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, **TANIA PEGUERO KIMBERLY AND HUSBAND, SCOTT ARTHUR KIMBERLY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DON AMMONS, A SINGLE MAN** 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 225, RIVERSIDE, PHASE 5B, as shown on plat of record in Instrument No. 20030212-0019415, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tania Peguero and Scott Arthur Kimberly, as joint tenants with right of survivorship by Warranty Deed from Rochford Realty & Construction Co., Inc., recorded on the 23rd day of June, 2004 in Instrument No. 20040623-0074511, in the Register's Office of Davidson County, Tennessee.

TANIA PEGUERO IS NOW MARRIED TO SCOTT KIMBERLY AND IS NOW KNOWN AS TANIA PEGUERO KIMBERLY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 7096 NORTHRIDGE DRIVE, NASHVILLE, TN 37221

(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.

Davidson County DEEDWARR
Recvd: 10/29/07 10:51 2 pgs
Fees:13.00 Taxes:934.25
20071029-0127223

Witness our hands this 18th day of October, 2007.

SCOTT ARTHUR KIMBERLY

TANIA PEGUERO KIMBERLY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, SCOTT ARTHUR KIMBERLY AND WIFE, TANIA PEGUERO KIMBERLY with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of October, 2007.

Commission expires: 5-31-11

Notary Public

