Davidson County DEEDWARR
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Fees:13.00 Taxes:122.10

20080508-0047515

File No. 280400757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale M. Kimbrough	Dale M. Kimbrough	033.05-0-021.00
(NAME)	(NAME)	
208 Birdwell Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	1390 Campbell	
(CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Patti Lynn Whittaker,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Dale M. Kimbrough and wife, Donna G. Kimbrough,

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:

Being Lot No. 3 on the Plan of Birdwell Subdivision, as of record in Plat Book 8250, Page 409, 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 Patti Lynn Whittaker by Deed dated 06/07/1999 from Joseph Birdwell and Wife, Katherine J. Birdwell of record in Deed Book 11513, page 685, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 208 Birdwell Court, Goodlettsville, TN 37072
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 29th day of April, 2008.

Patti Lynn Whittaker

STATE OF TENNESSEE

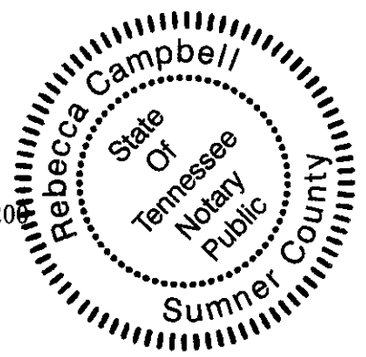
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patti Lynn Whittaker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of April, 2008.

Commission expires: February 28, 2012

Rebecca Campbell Notary Public



File Number: 280400757

RETURN TO:

Cumberland Title

885 Conference Drive, Suite 208

Goodlettsville, TN 37072