10-1-142

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100025884 DEEDWARR
Recvd: 04/30/10 10:42 2 pgs
Fees:13.00 Taxes:481.00
20100430-0032976

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of April, 2010 by and between Jefferson A. Wallace and Leslie A. Wallace, hereinafter referred to as GRANTOR, and Erica D. Kimbro, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Southwood, of record in Book 2663, page 125 & 126, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is subject to the following:

All matters appearing on the plan of Southwood, of record in Book 2663, Pages 125 & 126, Register's Office for said County.

Restrictions contained in instrument of record in Book 2904, page 51, as amended in Book 7127, page 491; Book 9794, page 578; Book 9794, page 580; Book 9794, page 582; Book 9794, page 607; Book 9794, page 612 and Book 9794, page 617, Register's Office for said County.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 6313, page 982, Register's Office for said County.

Being the same property conveyed to Jefferson A. Wallace and Leslie A. Wallace by Warranty Deed from Salvador M. Garza and wife Leticia Q. Garza, dated June 26, 2006, recorded June 27, 2006, of record in Instrument 200606270076505, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 388 Brewer Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jefferson A. Wallace

Leslie A. Wallace

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jefferson A. Wallace and Leslie A. Wallace, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of April, 2010.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Erica D. Kimbro
388 Brewer Drive Nashville, TN 37211

Send Tax Statements to:

First Tennessee Bank, NA
1 Mortgage Way
Mt. Laurel, NJ 08054

Map & Parcel 161.08-0-042.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $130,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of April, 2010.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

10-1-142