(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of August, 2010

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Dortch	F & M Bank	11513005800
(NAME)	(NAME)	
754 Rodney Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Clarksville, TN 37040	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

For and in 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, I/WE, **Kevin P. Kimery and wife, Cacilda N. Kimery**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shirley Dortch**, an unmarried woman, 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:

Being Lot No. 196 on the Plan of West Meade Hills, Section Eight, as of Record in Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin P. Kimery and wife, Cacilda N. Kimery by Warranty Deed from W.G. Eckert and wife, Melissa M. Eckert, dated June 28, 2001 and recorded July 5, 2001 of record in Instrument No. 20010705-0071940, Register's Office for Davidson County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 754 Rodney Drive, Nashville, TN 37205

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, has 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.

BILL GARRETT, Davidson County
Trans:T20100048023 DEEDWARR
Recvd: 08/04/10 12:37 2 pgs
Fees:13.00 Taxes:969.40

20100804-0061367

Witness our hands this **2nd** day of **August, 2010**

Kevin P. Kimery by Dortch Oldham his Attorney in Fact

Cacilda N. Kimery by Dortch Oldham her Attorney in Fact

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of August, 2010, before me personally appeared Dortch Oldham, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kevin P. Kimery, and who acknowledged that he executed the same as the free act and deed of the said Kevin P. Kimery, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in ~~Book~~ Instrument No. 20100804-0061366, page _____, said Register's Office.

Witness my hand and official seal this 2nd day of August, 2010.

NOTARY

My Commission Expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of August, 2010, before me personally appeared Dortch Oldham, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Cacilda N. Kimery, and who acknowledged that she executed the same as the free act and deed of the said Cacilda N. Kimery, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in* ~~Book~~ _____, page _____, said Register's Office.

* Instrument No. 20100804-0061366,

Witness my hand and official seal this 2nd day of August, 2010.

NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON