Return to: John T. Cook, P.C.
G-24069-4, Box 14-A

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20120048327 DEEDWARR
Recvd: 07/02/12 08:40 4 pgs
Fees:23.00 Taxes:1091.50
20120702-0057565

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

AFFIANT
Subscribed and sworn to before me this 28th day of June, 2012.

Notary Public
My Commission Expires:
10-21-12

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
James P. Hope, et al 4319 Morriswood Drive Nashville, TN 37204	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	132-07-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BARRY CRAIG KIMBRO, Administrator of the Estate of Dorothy E. Finke, deceased; WILLIAM CHRISTOPHER KIMBRO, RONALD ANTHONY KIMBRO** and **BARRY CRAIG KIMBRO** (herein referred to as "Grantors"), have bargained and sold, and by these presents does hereby transfer and convey unto **KRISTEN L. COLES, unmarried,** and **JAMES P. HOPE, unmarried,** as joint tenants with right of survivorship (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 44 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said county.

Said Lot No. 44 fronts 169 feet on the westerly side of Morriswood Drive and runs back 267.4 feet on the northerly line and 279.3 feet on the southerly line to a dead line, measuring 169.3 feet thereon.

Being the same property conveyed to Francis X. Finke and wife, Dorothy B. Finke, by quitclaim deed from Francis X. Finke, of record in Book 6395, page 300, dated October 2, 1984, said Register's Office. The said Francis X. Finke having died March 29, 2010 and title vested solely in Dorothy B. Finke. The said Dorothy B. Finke having died intestate on January 31, 2012. Title to this property vested by operation of law in the

three adult children of Dorothy B. Finke: William Christopher Kimbro, Ronald Anthony Kimbro and Barry Craig Kimbro. Said estate of Dorothy B. Kimbro having been administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) 12P-941.

Dorothy B. Finke and Dorothy E. Finke were one and the same person.

This description is the same as used in the last deed of record.

This is improved property known as 4319 Morriswood Drive, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2012, a lien, but not yet due and payable, which is assumed by the Grantees;

2. Matters shown on the Plan of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants contained in instrument of record in Book 2044, page 319, and amended in Book 2046, page 541, Register's Office for Davidson County, Tennessee.

This property has never been used as the principal residence of any of the Grantors or any spouse of a Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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 our hand this 28TH day of June, 2012.

BY CKL

Barry Craig Kimbro, Administrator of the
Estate of Dorothy E. Finke, Deceased

Barry Craig Kimbro, Individually

William Christopher Kimbro, Individually

Ronald Anthony Kimbro, Individually

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 bargainor, **Barry Craig Kimbro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument, individually and as Administrator of Dorothy E. Finke, deceased, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of June, 2012.

Notary Public

My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 bargainor, **William Christopher Kimbro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of June, 2012.

Notary Public

My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 bargainor, **Ronald Anthony Kimbro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of June, 2012.

Notary Public

My Commission Expires: 4/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON