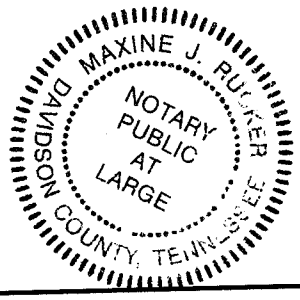
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edna S. Kimble	Pinnacle Bank	095-03-0A-02400
(NAME)	(NAME)	
2258 Lebanon Pike, 24	150 3rd Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2425	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(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, we, **Suzanne Troxler and Tommy Loeffler**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Edna S. Kimble, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 24, as shown on the plan of Magnolia Square Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6685, Page 253, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ava Redmond, unmarried by Deed from Charles H. Turner, dated 12/10/1985 and filed for record on 12/10/1985 in Book 6731, Page 886, Register's Office for Davidson County, Tennessee.

The said Ava Redmond, unmarried having since died testate on July 12, 2011 leaving William Robert Redmond, Jimmy Redmond, Suzanne Troxler and Tommy Loeffler as sole surviving heirs.

The said William Robert Redmond, unmarried died on November 6, 2005.

The said Jimmy Redmond, unmarried died May 5, 2009.

The said Ava Redmond and Avanell Redmond are one in the same person.

All matters as set forth per Plat Book 5200, Page 702, said Register's Office.

Rules and Regulations of record in Instrument 200607250089316, said Register's Office.

Davidson County DEEDWARR
Recvd: 03/26/13 14:14 3 pgs
Fees:18.00 Taxes:296.00
20130326-0029655

Master Deed and By-Laws filed for record in Book 6685, Page 253, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 4925, Page 59, said Register's Office.

Storm Water Detention Agreement of record in Book 6139, Page 518, said Register's Office.

Charter of record in Book 6684, Page 626, said Register's Office.

Assignment of Successor Declarant re: Master Deed of record in Book 8145, Page 401, said Register's Office.

Assignment of Successor Declarant re: Master Deed of record in Book 10320, Page 582, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2258 Lebanon Pike, 24, Nashville, TN 37214-2425
(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/or 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/or 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 our hands this 18th day of March, 2013.

Suzanne Troxler

Tommy Loeffler

State of Tennessee
County of Wilson

Personally appeared before me Suzanne Troxler and Tommy Loeffler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of March, 2013.

Notary Public Escrow Officer
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

