THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2013. Notary Public MY COMMISSION EXPIRES: 6-17-13 (AFFIX SEAL)

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia Kimbro	U.S. Bank National Assn.	136150A06400CO
3405 Old Anderson Road #235	P.O. Box 7298	
Antioch, TN 37013	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Veronica Y. Mayes, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lydia Kimbro and Travis A. Kimbro, wife and husband**

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:

Land in Davidson County, Tennessee, being Unit No. 64, First Revision to Phase 2 Final Plat WATERCREST TOWNHOMES, a Horizontal Property Regime, as shown on plat of record in Plat Book 11190, page 81, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Veronica Y. Mayes, unmarried, by Quitclaim Deed from Veronica V. Mayes, an unmarried woman, of record in Instrument No. 20020808-0095602, Register's Office for Davidson County, Tennessee, dated July 26, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3405 Old Anderson Road #235, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20130034458 DEEDWARR
Recvd: 04/26/13 10:41 2 pgs
Fees:13.00 Taxes:414.40
20130426-0041673

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, 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 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.

Witness my hand this the 24th day of April, 2013.

Veronica Y. Mayes

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 **Veronica Y. Mayes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of April, 2013.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
Stewart Title Company
1030 W Broad St., Suite 100
Murfreesboro, TN 37129
File # 0288-13992