BILL GARRETT, Davidson County
Trans:T20130066844 DEEDWARR
Recvd: 08/05/13 11:32 3 pgs
Fees:18.00 Taxes:1335.70
20130805-0081591

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: Title No: 52605

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lori D. Condon John H. Condon 911 Clayton Avenue Nashville, Tennessee 37204	Peoples Home Equity, Inc. 5205 Maryland Way Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 11805018000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$361,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mattie E. Kimbro, as to a life estate and Kevin Sean Kimbro and Sharisse Kimbro Jones a fee simple remainder interest as joint tenants with the right of survivorship,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Lori D. Condon and John H. Condon, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 53-B on the Plan of Battlefield Estates, Section 1, of record in Book 843, Pages 96 and 97, Register's Office for said County.

Said Lot No. 53-B fronts 75 feet on the southerly side of East Clayton Avenue and runs back 225.3 feet on the westerly line and 226.74 feet on the easterly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to C. Katherine Edwards, a single woman, by deed from J.S. Lively and wife, Martha T. Lively, dated June 21, 1967, recorded June 22, 1967 in Book 4144, Page 124, Register's Office for Davidson County, Tennessee. The said C. Katherine Edwards (also known as Clara Katherine Edwards) has since died. By Affidavit of Inheritance of Real Estate, of record in Book 8750, Page 304, said Register's Office, subject property was vested in Eloise Daniel Edwards. By Quitclaim Deed dated November 8, 1992, recorded November 9, 1992 in Book 8780, Page 893, said Register's Office, subject property was conveyed to Eloise Daniel Edwards, a life estate interest with remainder rights and interests to Mattie Kimbro. Eloise Daniel Edwards conveyed subject property to Mattie Kimbro and released said life estate by Quitclaim Deed dated February 9, 2004, recorded February 10, 2004 in Instrument No. 20040210-0016179, said Register's Office. Mattie E. Kimbro conveyed subject property to Kevin Sean Kimbro and Sharisse Kimbro Jones, a fee simple remainder interest, as joint tenants with the right of survivorship, reserving a life estate.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013 and subsequent years; The Plan, with Owner's Certificate, of record in Book 843 Pages 96 and 97, said Register's Office, to which plan reference is hereby made for a more complete description.

This instrument is executed on behalf of Kevin Sean Kimbro by Mattie E. Kimbro pursuant to a Power of Attorney executed by him on the 31st day of May, 2013 of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Sharisse Kimbro Jones by Mattie E. Kimbro pursuant to a Power of Attorney executed by her on the 4th ay of June, 2013 of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 911 Clayton Avenue, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2013 .

Mattie E. Kimbro

Mattie E. Kimbro

Kevin Sean Kimbro by Mattie E. Kimbro, atty - in-Fact

Kevin Sean Kimbro by Mattie E. Kimbro,
Attorney-In-Fact

Sharisse Kimbro Jones by Mattie E. Kimbro - atty. in-fact

Sharisse Kimbro Jones by Mattie E. Kimbro,
Attorney-In-Fact

State of TENNESSEE

County of DAVIDSON

On this 29th day of July, 2013, before me the undersigned authority, personally appeared **Mattie E. Kimbro**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES: March 3, 2015

Notary

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 , **Mattie E. Kimbro** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kevin Sean Kimbro and Sharisse Kimbro Jones** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2013

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

State of TENNESSEE

County of ~~DAVIDSON~~ Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $361,000.00

Affiant

Sworn and subscribed before me this 29th day of July, 2013

LINDSEY G. ROSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/14

Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: Mattie E. Kimbro, Kevin Sean Kimbro and Sharisse Kimbro Jones

TO: Lori D. Condon and John H. Condon

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mattie E. Kimbro, Affiant

Sworn to and subscribed before me this 29th day of July, 2013

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015