BILL GARRETT, Davidson County
Trans:T20130085880 DEEDWARR
Recvd: 10/04/13 08:59 3 pgs
Fees:18.00 Taxes:74.00
20131004-0104268

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
DALE M. KIMBROUGH DONNA G. KIMBROUGH 1390 Campbell Rd. Goodlettsville, TN 37072	Same	025-00-0-168.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH SUE WILLIAMS, Sole Heir at Law and Devisee under the Last Will and Testament of JACK E. WILLIAMS, Deceased,** has this day bargained and sold, and does hereby transfer and convey unto the said **DALE M. KIMBROUGH and wife, DONNA G. KIMBROUGH,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract or parcel of land located within the Second Civil District of Metropolitan Nashville and Davidson County, and described according to a survey by R. L. Montoya-Land Surveying dated June 9, 1988, as follows:

Beginning at an iron pin, set this survey, in the easterly right-of-way margin of Dry Creek Road, approximately 1773 feet more or less west of the centerline of Hasty Drive as measured along said margin, said iron pin marks the southwest corner of this tract, the point of beginning: thence, with said easterly margin North 22 degrees 32 minutes 08 seconds west, 120.00 feet to an iron pin, set this survey; thence, leaving said easterly margin, North 85 degrees 00 minutes 00 seconds east 358.00 feet to an iron pin, set this survey, in a fence line; thence, with said fence line, South 04 degrees 17 minutes 22 seconds west, 120.00 feet to an iron pin, set this survey; thence, South 85 degrees 45 minutes 29 seconds west, 302.50 feet to an iron pin, set this survey, in the easterly right-of-way margin of Dry Creek Road, the point of beginning, containing 38,094 square feet more or less.

Being the same property conveyed to JACK E. WILLIAMS AND WIFE, ROBBIE S. WILLIAMS by deed from J. L. STOCKTON, JR. AND WIFE, RUBY L. STOCKTON of record in Book 7604, Page 700, dated June 15, 1988, said Register's Office. ROBBIE S. WILLIAMS dies on or about December 25, 2009, leaving JACK E. WILLIAMS as the surviving tenant by

the entirety. JACK E. WILLIAMS died testate on or about March 23, 2013. He devised said property to DEBORAH SUE WILLIAMS by will of record in Docket No. 13P655, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $20,000.00.

Subscribed and sworn to before me,
this 3 day of October, 2013.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is unimproved property known as 415 Dry Creek Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 3 day of October, 2013.

Deborah Sue Williams
DEBORAH SUE WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **DEBORAH SUE WILLIAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 3 day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY