BILL GARRETT, Davidson County
Trans:T20140044984 DEEDWARR
Recvd: 06/25/14 10:01 2 pgs
Fees:13.00 Taxes:1850.00
20140625-0055411

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0350-D

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Ronald P. Kimery
205 Cargile Lane
Nashville, TN 37205

Send Tax Bills To:
Southeast Financial Credit Union
220 S. Royal Oaks Blvd.
Franklin, TN 37064

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,

Lynn H. King, as Conservator for Jane H. Ralls (also known as Jane Howell Ralls) Per Case No. 2014-PR-173, Sumner County Chancery Court

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Ronald P. Kimery and wife, Donna F. Kimery

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 11 on the Revised Plan of Second Revision Jocelyn Manor, as of record in Book 6900, Page 180, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jane H. Ralls, unmarried, by deed from John McQuade and wife, Eileen McQuade, dated July 8, 1996, and of record in Book 10148, Page 196, in the Register's Office of Davidson County, Tennessee. The said Lynn H. King was appointed as Conservator in an Order filed June 9, 2014 in Book 2014OR, Page 173, in the Chancery Court for Sumner County, Tennessee.

This property is subject to the right-of-way of Cargile Lane.

This property is subject to restrictions of record in Book 6950, Page 128 as amended in Book 7008, Page 333 and further amended in Book 7132, Page 755, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on a plat of record in Book 6900, Page 180, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Charter Amendment for Jocelyn Manor Homeowners Association of record in Book 7866, Page 376, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 205 Cargile Lane, Nashville, TN 37205

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 20th day of June, 2014.

Conservatorship for Jane H. Ralls

By: Lynn H. King, conservator
Lynn H. King, as Conservator

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 Lynn H. King, as Conservator for Jane H. Ralls, 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 for the purposes therein contained.

Witness my hand and official seal this the 20th day of June, 2014.

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission Expires: March 8, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2014.

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission Expires: March 8, 2016

Map: 116 13 0 D 0
Parcel: 011.00