RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140059258 DEEDWARR
Recvd: 08/13/14 08:45 2 pgs
Fees:13.00 Taxes:640.10
20140813-0072910

WARRANTY DEED

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime Ipock	First Bank	09015005700
(NAME) 471 Annex Avenue	(NAME) 3500 Blue Lake Dr # 325	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35243	
(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, WE, **Shirley H. Kimbro,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaime L. Ipock, and unmarried woman and Aaron Dunaway, an unmarried man,** 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:

Being all of Lot No. 281 on the Plan of Charlotte Park, Section 6, of record in Book 2900, Pages 7 and 8 and the Northeasterly 39 feet of Lot No. 282 on the Plan of Charlotte Park, Section 11, of record in Book 2900, Page 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot 281 and the Northeasterly 39 feet of Lot 282, front and adjoin together 117.00 feet on the Northwesterly side of Annex Avenue and extend bank between parallel lines 150 feet to a line in the rear on which it measures 117.00 feet.

Being the same property conveyed to Richard M. Kimbro and wife, Shirley H. Kimbro by deed dated August 27, 1963 from G.H. Todd and H.B. Sheets of record in Book 3614, Page 557 and by deed dated August 25, 1969 from Albert Henry Burysek and wife, Ann Belle Burysek of record in Book 4360, Page 928. The said Richard M. Kimbro has since died survived by his wife Shirley H. Kimbro.

unimproved ☐

This is improved ☒ property, known as **471 Annex Avenue, Nashville, TN 37209**
(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 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 **8th day of August 2014.**

Shirley H. Kimbro by Richard Marshall Kimbro Jr as attorney in fact

Shirley H. Kimbro
By: Richard Marshall Kimbro, Jr. as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Richard Marshall Kimbro, Jr.** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Shirley Kimbro** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 8th day of August 2014.

Commission expires: May 8, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public