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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091435 DEEDWARR
Recvd: 12/08/14 08:23 2 pgs
Fees:13.00 Taxes:1221.00
20141208-0111946

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Blankinship	Same	
(NAME)	(NAME)	
2517 Ashwood Ave.	8214 Moores Lane	104-15-496
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	
(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, **KP PROPERTIES, INC., A TENNESSEE CORPORATION AKA K.P. PROPERTIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. BLANKINSHIP, MARRIED,** 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 Lot 2, RESUBDIVISION OF LOT 51, SUNSET PARK, as shown on plat of record in Instrument No. 20140106-0001159, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Ronald Anthony Kimbro, married to KP Properties, Inc., a Tennessee corporation as recorded on the 27th day of January, 2014 in Instrument No. 20140127-0007166; Quitclaim Deed from Sharon Kimbro to Ronald Anthony Kimbro as recorded on the 8th day of January, 1999 in Deed Book 11288, Page 752 and Warranty Deed from Dorothy B. Kimbro Finke, married to Ronald Anthony Kimbro and wife, Sharon Kimbro as recorded on the 15th day of April, 1994 in Deed Book 9314, Page 282, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 332, Page(s) 132 and Instrument No. 20140106-0001159, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 2517 Ashwood Ave., Nashville, TN 37212

(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 25th day of November, 2014.

KP Properties, Inc.

By: _____
J. Kelvin Pennington, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared J. Kelvin Pennington, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of KP Properties, Inc. the within named bargainor, a corporation, and that he as such President of KP Properties, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 25th day of November, 2014.

Commission expires:

_____
Notary Public

