Davidson County DEEDWARR
Recvd: 02/02/15 11:05 2 pgs
Fees:13.00 Taxes:6290.00
20150202-0009410

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of January, 2015, by and between Betty L. Kimbrell, unmarried, party of the first part, 90% in Arnold Tackett and Lyle Finley, Co-Trustees of the Lyle Finley, Revocable Trust and 10% in Arnold Tackett, individually, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 3619 in West End I, a Planned Unit Development Private Element Horizontal Property Regime, located on West End Avenue, Nashville, Davidson County, Tennessee, and described in a Declaration for West I (a Planned Unit Development), of record in Instrument No. 20021111-0138979, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West End I, contained in the said Declaration, the plan filed as Exhibit "B" to said Declarations, appearing at Page 16 of Instrument No. 20021111-0138979, said Register's Office and the By-Laws appended thereto as Exhibit "C":, appearing at Page 17 of Instrument No. 20021111-0138979, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being all or part of the same property conveyed to Betty L. Kimbrell by virtue of that certain Quit Claim Deed dated May 29, 2012, at Instrument No. 20120601-0047383 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20021111-0138979, 20030421-0051667, 20021111-0138977, Book 2495, Page 537; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Betty L Kimbrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Betty L Kimbrell , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of January, 2015.

Notary Public

My Commission Expires: 1.3.17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC

Property Owner & Address:	Arnold Tackett and Lyle Finley, Co-Trustees of the Lyle Finley Revocable Trust and Arnold Tackett 3811 Bedford Rd, Ste 102, Nashville, TN 37215
Tax Parcel No	104090D00100CO
Property Address:	3619 West End Avenue Nashville, TN 37205
MAIL TAX BILLS TO:	Arnold Tackett and Lyle Finley, Co-Trustees of the Lyle Finley, Revocable Trust and Arnold Tackett 3811 Bedford Rd, Ste 102, Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $1,700,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of January, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18