WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

P-KW-15-417

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josslyn H. Kimbrough	**New Owner**	
(NAME)	(NAME)	**093-10-0-A-417.00C O**
417 2nd Avenue S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARILYN FITTS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSSLYN H. KIMBROUGH, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 417, on the Plan of Howell Park Condominiums, of record in Plat Book 6250, Page 868, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Marilyn Fitts, married by Quitclaim Deed from Allen Fitts, married, and Lisa Fitts, unmarried, of record in Instrument No. 20141223-0117152, Register's Office for Davidson County, Tennessee, dated November 22, 2014 and recorded on December 23, 2014. Further, being the same property conveyed to Allen Fitts and Lisa Fitts and Marilyn Fitts, married by Warranty Deed from Joe U. Gentry, Jr., single, of record in Book 10348, page 200, Register's Office for Davidson County, Tennessee, dated January 31, 1997 and recorded on February 12, 1997.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6250, Page 868;
- Master Deed of record in Book 6816, Page 411;
- HOA Charter of record in Instrument No. 20000508-0046074;
- By-Laws of record in Book 6816, Page 421, amended in Book 11429, Page 947 and Instrument No. 20070521-0060147;
- Deed to Metropolitan Government of Nashville Davidson County Tennessee of record in Instrument Nos. 20020531-0065914 and 200606080-0068012, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **417 2nd Avenue S, Nashville, Tennessee 37201**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150015402 DEEDWARR
Recvd: 03/03/15 08:56 2 pgs
Fees:13.00 Taxes:950.90
20150303-0018244

Witness my/our hand(s) this the 27th DAY OF FEBRUARY, 2015.

Marilyn Fitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN FITTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand and~~ official seal, this the 27th of February, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212