(2)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FROM OTHERS BY:
J. STEPHEN BROWN, P.C.
ATTORNEY AT LAW
224 WEST GAY STREET
LEBANON, TN 37087

No title examination or opinion requested.

Map: 151
Group: 090B
Parcel: 220.00CO

Improved: X
Unimproved:

BILL GARRETT, Davidson County
Trans:T20150080893 DEEDWARR
Recvd: 09/23/15 09:40 3 pgs
Fees:18.00 Taxes:424.26
20150923-0096567

TAX BILLS TO:
Anita L. Kimbrough
5344 Skip Jack Drive
Antioch, TN 37013

ADDRESS OF NEW OWNERS:
Anita L. Kimbrough
5344 Skip Jack Drive
Antioch, TN 37013

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $114,666.00

Anita L. Kimbrough
AFFIANT

Subscribed and sworn to before me on this 21 day of September, 2015.

Gordon Weigle
NOTARY PUBLIC

My Commission Expires:
My Commission Expires
October 18, 2016

GORDON WEIGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RICHARD KIMBROUGH, as to a one-third undivided interest in the subject property, and JULIE REYNOLDS, as to a one-third undivided interest in the subject property, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANITA L. KIMBROUGH, hereinafter called the Grantee, her heirs and assigns, the following tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot 186 on the plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property quitclaimed to Anita L. Kimbrough, Richard Kimbrough, and Julie Reynolds, as equal tenants in common, by quitclaim deed from Julie Reynolds, Executor, dated September 23, 2015, and of record as Instrument No. 20150923-0096566, Register's Office for Davidson County, Tennessee. Reference is also made to deeds of record as Instrument No. 20141212-0113906, and as Instrument No. 20070727-0089556, in said Register's Office.

This is improved property known as 5344 Skip Jack Drive, Antioch, TN 37013.

This is the same description contained in the previous instrument of record.
Subject property is not the usual place of residence of the Grantors or their spouses.

This conveyance is made subject to:

1. 2015 taxes, which will be prorated.
2. All visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record, including, but not limited to, those restrictive covenants of record.
3. All zoning and planning ordinances and health department regulations that may affect the premises.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant, as to their respective undivided interests, with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves and their successors and representatives, as to their respective undivided interests, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

All improvements on said property are conveyed in an AS IS condition.

WITNESS our hands this 24 day of August, 2015.

GRANTORS:

RICHARD KIMBROUGH

JULIE REYNOLDS

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, RICHARD KIMBROUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at Lebanon, Tennessee, this 24 day of August, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
12-23-18

JESSICA LAMBUEN HUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and

for the state and county aforesaid, JULIE REYNOLDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at Lebanon, Tennessee, this 27 day of August, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11/3/15

J. STEPHEN BROWN
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.