BILL GARRETT, Davidson County
Trans:T20160004503 DEEDWARR
Recvd: 01/19/16 10:45 2 pgs
Fees:13.00 Taxes:1350.50
20160119-0004903

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2016.

Notary Public

(Notary Stamp) KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My commission expires: March 23, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
1928 Kimbark Family Investments LLC, a Tennessee limited liability company Investments, LLC	C/o Brookside Properties	**131-02-161.00**
2002 Richard Jones Rd. # C-200	2002 Richard Jones Rd. # C-200	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sharon K. Hardy and Penny K. McCullough

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

1928 Kimbark Family Investments LLC, a Tennessee limited liability company Investments, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block 5 on the Plan of Overton Hills, a Re-subdivision of Hollywood Place on Hillsboro Road, of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Emily Linn Kesterson by Deed from Ralph W. Massie and wife, Sarah W. Massie, of record in Book 4265, Page 658, Register's Office for Davidson County, Tennessee, dated August 30, 1968 and recorded on September 4, 1968.

The said Emily L. Kesterson a/k/a Emily Linn Kesterson having since died, and under her Last Will and Testament probated under Docket No. P6793 in the Chancery Court for Williamson

County, Tennessee, said Will also being filed in Instrument No. 20130524-0052717, in the Register's Office for Davidson County, Tennessee, devised real property to her daughters Sharon K. Hardy and Penny K. McCullough.

This is **X** improved ☐ unimproved property known as **2036 Overhill Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of January, 2016.

Sharon K. Hardy

Penny K. McCullough

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sharon K. Hardy and Penny K. McCullough, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of January, 2016.

Notary Public
My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 150462