WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160007026 DEEDWARR
Recvd: 01/27/16 09:50 2 pgs
Fees: 13.00 Taxes: 1394.90

20160127-0007745

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2016

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00

Gregory W. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory W Powell	Pinnacle Bank	131-01-0-059.00
(NAME)	(NAME)	
2219 Hobbs Road	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John K. Kimery and Dianne Kimery, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gregory W Powell, a single man,** 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 No. 24 on the Map of B.N. Stammer's Subdivision, as of record in Book 1424, Page 23, Register's Office for Davidson County, Tennessee; said Lot No. 24 fronts 100 feet on the southerly side of Hobbs Road and runs back 239.35 feet on the westerly line of 239.38 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to D.F. & J, Inc. by Warranty Deed from Alfred Kerr, Executor of the Estate of Merrydale Woods, dated 7/25/07 and recorded 7/26/07 in Instrument No. 20070726-0088580, Register's Office for Davidson County, Tennessee; and Quitclaim Deed of Correction recorded on _____ in Instrument No: 20160127-0007744, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 2219 Hobbs Road, Nashville, TN 37215
(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/our hands this 25th day of January, 2016.

John K. Kimery

Dianne Kimery

State of Tennessee
County of Davidson

Personally appeared before me John K. Kimery and Dianne Kimery, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of January, 2016.

Notary Public
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

File No.: 161419