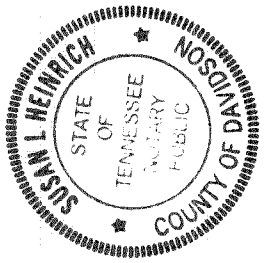
Davidson County	DEEDWARR
Recvd: 02/22/16 13:50	3 pgs
Fees:18.00 Taxes:573.50	
20160222-0016731	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of Feb, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Paul Timothy Kyne	Paul Timothy Kyne	091 10 0 151.00
(NAME) 5806 Robertson Ave	(NAME) 3904 Murphy Rd.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Five Thousand And No/100 Dollars ($155,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Suzetta Mimms, Tina Martin and Randall Mimms**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul Timothy Kyne, an unmarried 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:

Being lot No. 4 on the Plan of the Subdivision of lots Nos. 39 and 40 in the Division of the B.F. Cockrill Farm, as of record in book 332, page 41, Register's Office for said County, to which plat reference is made for a more particular description of said property.

Said Lot No. 4 fronts 50 feet on the northerly side of Robertson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James H. Mimms and wife, Doris Smith Mimms by Installment Deed from Russell Eden, unmarried dated March 06, 1954 and recorded in Book 2270, Page 210, in said Register's Office for Davidson County, Tennessee.

Doris E. Mimms having died on June 26, 2014 testate, leaving said property to Suzetta Seymour NKA Suzetta Mimms, Tina M. Martin and Randall W. Mimms by Will, Probate Case 14P1645 Davidson County, Tennessee

File Number: GRN-160733FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5806 Robertson Ave, Nashville, TN 37209

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, has 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 our hands this 19th day of February, 2016.

Suzetta Mimms

Tina Martin

Randall Mimms

STATE OF Tennessee

County OF

I, _____, a Notary Public for the County of _____ and State of Tennessee, do hereby certify that Suzetta Mimms, Tina Martin and Randall Mimms personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of February, 2016.

Notary Public

My Commission Expires: 9-10-20

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-160733FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith