THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047128**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,000.00. D. Shea Holm Affiant Subscribed and sworn to before me, this 16th day of May, 2016. Notary Public My Commission Expires: 5-6-19

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner: Mark Kimbrough 6002 DON ALLEN RD Nashville, TN 37205-4412	Send Tax Bills To: Regions Mortgage Mortgage Loan Servicing PO Box 2153 Birmingham, AL 35287	Tax Information: Tax Parcel ID No. 130-01-0-118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura P. Saul, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane Claire Kimbrough, unmarried and W. Mark Kimbrough, married, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, BLOCK I, SECOND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as shown on plat of record in Plat Book 1130, Page 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Andrew L. Saul to Laura P. Saul, as recorded on the 17th day of December, 2001 in Instrument No. 20011217-0139050 and Warranty Deed from George H. Cate, Jr., Executor, with full power under The Estate of Lera Mae Robinson to Andrew L. Saul and spouse, Laura P. Saul, as recorded on the 1st day of September, 2000 in Instrument No. 200009010087038, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 843, Page(s) 18 and Plat Book 1130, Page 71.

This is improved property located at 6002 DON ALLEN RD Nashville, TN 37205-4412.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20160041617 DEEDWARR
Recvd: 05/18/16 09:58 2 pgs
Fees:13.00 Taxes:1661.30
20160518-0049523

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2016.

Laura P. Saul

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura P. Saul, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018