BILL GARRETT, Davidson County
Trans:T20160049339 DEEDWARR
Recvd: 06/10/16 11:40 2 pgs
Fees:13.00 Taxes:247.90
20160610-0058970

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0300-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2016

Notary Public
My Commission Expires: 5-20-17

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| Kelly D. Gafford<br>708 N. Church St<br>Murfreesboro, TN 37130 | NEW OWNER | Map/parcel: 09605012400 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Karen Salimbene Brummett , Personal Representative of the Estate of Reba Nelson Salimbene,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly D. Gafford, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), her 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. 54 on the Map of Colonial Village, as of record in Book 1424, page 58, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 54 fronts 70 feet on the south side of Colonial Circle and runs back between lines, 281.51 feet on the west line, 280.52 feet on the east line to a dead line in the rear on which it measures 70.02 feet.

Being the same property conveyed to Robert Salimbene and wife, Reba N. Salimbene, by deed dated March 17, 1960 and of record in Book 3033, page 172 in the Register's Office for Davidson County, Tennessee. The said Robert Salimbene has since died on August 2, 2001, leaving Reba N. Salimbene the surviving tenant by the entirety. The said Reba N. Salimbene having since died on August 2, 2015. Reba N. Salimbene and Reba Nelson Salimbene were one and the same person. Karen Salimbene Brummett is the Personal Representative of the Estate of Reba Nelson Salimbene per the Order Probate The Estate and For Letters Testamentary filed in the Probate Court of Wilson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2805 Colonial Circle Nashville, TN, 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of June, 2016

Estate of Reba Nelson Salimbene

BY: Karen Salimbene Brummett

Karen Salimbene Brummett, Personal Representative

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Karen Salimbene Brummett , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2016

Annemarie Cain

Notary Public

My Commission Expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY