PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160058379 DEEDWARR
Recvd: 07/08/16 13:30 2 pgs
Fees:13.00 Taxes:203.50
20160708-0070141

W & I Ref: (RF) Title No.: 58384
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Janthima Hewlett 3305 Ezell Road Nashville, TN 37211-5003	Same

TAX MAP PARCEL NUMBERS: 13415002202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$55,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wilma Gail Kimbro Newman, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janthima Hewlett, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the Fifth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Jansing Drive (formerly Anderson Lane), said point being the common corner of the grantors and Mrs. Ollie Harrell, and thence with the boundary between Kimbro and Harrell South 85 degrees 40' east 91 feet to a point; thence northerly 124 feet more or less, to a point; thence north 84 degrees 15' west with Kimbro's northerly boundary 91 feet to the easterly margin of Jansing Drive; thence with said margin south 25 degrees 15' west 129 feet to the beginning.

Being the same property conveyed to John Howard Kimbro by Warranty Deed from William A. Christopher, Beverly Stone and Brenda Ducketts dated August 30, 1991 and recorded on October 7, 1991 of record in Book 8459, page 406, Register's Office for Davidson County, Tennessee. The said John Howard Kimbro has since died. By Affidavit of Inheritance of Real Estate of record in Book 8668, page 242, said Register's Office, Wilma Gail Kimbro Newman was established as the heir at law of John Howard Kimbro.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years.

This is improved property, known as 3312 Jansing Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of July, 2016.

Wilma Gail Kimbro Newman

Wilma Gail Kimbro Newman

State of Tennessee

County of Davidson

On this 8th day of July, 2016, before me the undersigned authority, personally appeared Wilma Gail Kimbro Newman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/07/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $55,000.00.

Affiant

Sworn and subscribed before me this 8th day of July, 2016.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.