BILL GARRETT, Davidson County
Trans:T20160087201 DEEDWARR
Recvd: 10/04/16 12:26 2 pgs
Fees:13.00 Taxes:4255.00

20161004-0104591

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of September, 2016, by and between Betty L Kimbrell, unmarried, party of the first part, and Margaret A Andrews, _____, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Unit 201 on the plan of The Jacksonian 4000 Condominiums as described to "Exhibit "B" to the Master Deed of the Xxxxxx*4000 Condominiums of record in Instrument No.: 20020208-0017172, Register's Office for Davidson County, Tennessee, to which Instrument reference is made for a complete legal description. *Jacksonian

Being all or part of the same property conveyed to Betty L. Kimbrell by virtue of that certain Warranty Deed dated October 26, 2015, and being of record at Instrument No. 20151028-0109702, in the Register's Office of Davidson County, Tennessee.

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/their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20020208-0017172, 20021104-0134916, 20020208-0017172, 20020910-0109643, 20021127-0147048 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her/their heirs and assigns, against the lawful claims of all persons whomsoever. Charter in Instrument No 20020220-0021424, said Register's Office.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Betty L Kimbrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Betty L Kimbrell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Margaret A Andrews
4000 West End Ave #201
Nashville, TN 37205

Tax Parcel No 103120G20100CO

Property Address: 4000 West End Avenue #201
Nashville, TN 37205

MAIL TAX BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $1,150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September, 2016.

Notary Public

My Commission Expires: 3/6/18

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY