This Instrument Prepared By and Return to:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

BILL GARRETT, Davidson County
Trans:T20160091739 DEEDWARR
Recvd: 10/18/16 10:53 2 pgs
Fees:13.00 Taxes:714.10
20161018-0109861

Warranty Deed

ADDRESS OF NEW OWNER:
Lesli Kimbro
1461 Aaronwood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
new owner

MAP/PARCEL NO.
063-16-0B-135.00-CO

For good and valuable consideration received, **EUGENE TIDWELL, EXECUTOR OF ESTATE OF MARTHA ELIZABETH CORUM**, by these presents does transfer and convey unto the Grantee, **LESLI KIMBRO, UNMARRIED**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **MARTHA ELIZABETH CORUM**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page (s) 550 through 552, inclusive and certification of Correction of record in Book 7462, Page 445 and Book 8110, page 401 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martha Corum, unmarried by Warranty deed from Fox Ridge Homes, Inc. of record in Book 9357, page 156, Register's Office for Davidson County, Tennessee, dated May 20, 1994 and recorded on May 26, 1994. The said Martha Corum died on July 22, 2016, and by her Last Will and Testament filed as Case No. 16P-1322 in the Probate Court for Davidson County, Tennessee, devised the subject property to her nephew, Eugene Kenneth Tidwell, and further appointed him as the Personal Representative of her estate.

The said Martha Corum is one and the same as Martha Elizabeth Corum.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 6900, Page(s) 550 through 552, inclusive, as corrected in Book 7462, page 445 and Book 8110, page 401, and amended to change name in Book 8181, page 112, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7351, Page 852 amended in Book 7451, page 739, Book 7462, page 445 and Book 8336, page 393, Register's Office for Davidson County, Tennessee.
- Charter of Hampton Park Homeowner's Association of record in Book 8517, page 762 and amended in Book 8833, page 216, Register's Office for Davidson County, Tennessee.
- Charter of Chitwood Homeowner's Association of record in Book 7431, page 204, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 11030, page 785; Book 11030, page 740; Book 11030, page 737, Book 8657, page 179 and Book 11030, page 743.
- Easement (s) to United States of America, as set forth in instrument recorded in Book 2247, page 75, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7489, page 515; Book 8951, page 797; Book 7460, page 930; Book 8739, page 991 and Book 8007, page 235 in the said Register's Office.
- Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, page 276, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1461 Aaronwood Drive, Old Hickory, Tennessee 37138**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself/itself as **EXECUTOR** of the **ESTATE OF MARTHA ELIZABETH CORUM**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, 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 my/our hand(s) this the 14th DAY OF OCTOBER, 2016.

Estate of Martha Elizabeth Corum

BY: Eugene K. Tidwell
Eugene Tidwell
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE TIDWELL, EXECUTOR of the ESTATE OF MARTHA ELIZABETH CORUM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of October, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Affiant

Subscribed and sworn to before me this 14th DAY OF OCTOBER, 2016.

Dana Delworth
Notary Public

My Commission Expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY