WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $366,200.00.

Affiant

Subscribed and sworn to me on December 1st, 2016.

NOTARY PUBLIC

My Commission Expires: November 5, 2018

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

BILL GARRETT, Davidson County
Trans:T20160105771 DEEDWARR
Recvd: 12/01/16 13:27 2 pgs
Fees:13.00 Taxes:1354.94
20161201-0126178

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eddie A. Bussell Jr. Britney L. Bussell 1644 Glenridge Drive Nashville, TN 37221	Farmington Mortgage, a div. of Capstar Bank 2002 Richard Jones Rd., Suite 300A Nashville, TN 37215	142-13-0A 090 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Barry Craig Kimbro and wife, Tracey King Kimbro hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Eddie A. Bussell Jr. and Britney L. Bussell, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 90, PHASE II, RIVERSIDE, a Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 656, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
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> Being the same property conveyed to Barry Craig Kimbro and wife, Tracey King Kimbro by Warranty Deed from Rochford Realty & Construction Co., Inc., dated September 18, 1998, of record in Book 11122, page 65, in the Register's Office of Davidson County, Tennessee.
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> This is improved property known as 1644 Glenridge Drive, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on December 1st, 2016.

Barry Craig Kimbro

Tracey King Kimbro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 1st, 2016, before me personally appeared Barry Craig Kimbro and Tracey King Kimbro, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 1st, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY