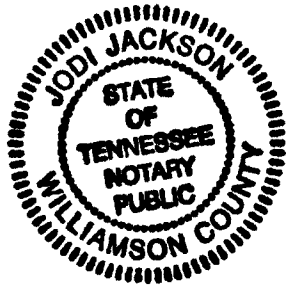
Davidson County	DEEDWARR
Recvd: 12/14/16 14:50	2 pgs
Fees:13.00 Taxes:647.50	
20161214-0131274	

WARRANTY DEED



167688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Renee' Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2016.

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thirty Years Properties LLC	Hristo & Albena Penev	173 09 0A 436.00
(NAME)	(NAME)	
8642 Gauphin Place	254 Atlanta Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pittsburg, PA 15228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy L. Middleton, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thirty Years Properties LLC**, hereinafter called the Grantees, their 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. 375 on the Plan of Revision of Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village, as shown by plat appearing of record in Instrument No. 20050617-0069532, of the Register's Office for Davidson County, Tennessee, to which plat reference is made for more complete details of said lots.

Being the same property conveyed to Amy L. Middleton, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated February 28, 2006 and recorded March 1, 2006 as Instrument No. 20060301-0023839, in said Register's Office for Davidson County, Tennessee. Any interest having vested in William L. Kimberlin, former husband of Grantor, Amy L. Middleton, by virtue of the marriage was divested from William L. Kimberlin and vested in Amy L. Middleton pursuant to the Final Decree of Divorce, filed on November 4, 2015, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville in Docket No. 14D47. William L. Kimberlin has executed a quitclaim deed to Amy L. Middleton, recorded contemporaneously herewith, as Instrument No. 20161214-0131272, in the Register's Office for Davidson County, Tennessee.

The said Amy L. Middleton and Amy Middleton Kimberlin are one and the same person

File Number: GRN-167688SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8642 Gauphin Place, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 30 day of November 2016

Amy L Middleton by Rose Plause POA
Amy L. Middleton, by Rose Plause Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Rose Plause on behalf of Amy Middleton k/n/a Amy Middleton Kimberlin, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Amy Middleton k/n/a Amy Middleton Kimberlin and who acknowledges that she executed the same as the free act and deed of the said Amy Middleton k/n/a Amy Middleton Kimberlin by virtue of a Limited Durable Power of Attorney, duly executed.

WITNESS my hand and official seal of office, this the 30 day of November, 2016.

NOTARY

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 7/20/20

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: GRN-167688SSO