WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170001460 DEEDWARR
Recvd: 01/06/17 09:51 2 pgs
Fees: 13.00 Taxes: 558.70

20170106-0001678

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-30-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Telece Davis	SAME	
(NAME)	(NAME)	
3405 Old Anderson Road, 235		Map/Parcel 136150A06400CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Travis A. Kimbro and Lydia V. Kimbro,wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Telece Davis, a single woman**, hereinafter called the GRANTEE(S), its successors and/or 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 Unit No. 64, on the First Revision to Phase 2, Final Plat, Watercrest Townhomes, a Horizontal Property Regime, of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lydia Kimbro and Travis A. Kimbro, wife and husband by Warranty Deed from Veronica Y. Mayes, unmarried, dated 04/24/2013, recorded 04/26/2013 of record in Instrument No. 20130426-0041673, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters shown on the plat of record in Plat Book 11190, Page 81, Covenants, conditions, easements and restrictions of record in Book 10788, Page 553, First Amendment to Declaration of record in Book 11158, Page 931 and Second Amendment to Declaration of record in Instrument No. 20160621-0062874, Easement of record in Book 2875, Page 299, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11433, Page 449, Quitclaim Deed to the Homeowners Association of record in Instrument No. 20000222-0017014, Charter of Watercrest Homeowners Association, Inc., of record in Book 10788, Page 546, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3405 Old Anderson Road, 235, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-35331
SMG TN Warranty Deed

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), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), its successors and/or 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 3rd day of January, 2017.

Travis A. Kimbro

Lydia V. Kimbro

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Travis A. Kimbro and Lydia V. Kimbro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of January, 2017.

Notary Public
My Commission Expires: 9/18/19

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167