RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-3530

Davidson County DEEDWARR
Recvd: 01/18/17 15:53 3 pgs
Fees:18.00 Taxes:1017.50
20170118-0005678

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Deanne Baker
Affiant

Subscribed and sworn to before me, this 18th day of January, 2017.

Notary Public
My commission expires: 9/18/17

06-1612-76618

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Travis Kimbro 2832 Cato Ridge Dr. Nashville TN 37218	GUARANTY TRUST 316 ROBERT ROSE DRIVE MURFREESBORO, TN 37129	058-09-0-A-260.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Crystal Ross now known as Crystal Polite, married and Jason Polite, husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lydia V. Kimbro and Travis A. Kimbro, wife and husband**, hereinafter called the Grantees, their successors 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. 264, on the Plan of Jordan Ridge at Eatons Creek, Phase 9, "A Cluster Lot Planned Unit Development", formerly Creekside Trails, of record in Instrument No. 20090618-0056870, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Crystal Ross, married and Jason Polite, husband by deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, dated December 21, 2009, recorded December 29, 2009, of record in Instrument No. 20091229-0117736, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2832 Cato Ridge Dr., Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of January, 2017.

Crystal Ross Polite

Jason Polite

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Crystal Ross Polite and Jason Polite**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 17th day of January, 2017.

Notary Public
State of Tennessee at Large



My Commission expires:

True Copy Certification

I, **Leanne Baker** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley,** a notary public for this county and state, **Leanne Baker** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/18/17

Notary' Seal

