Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of January, 2017

Notary Public
Commission Expires: 6-19-18

Emily Kornbau
Notary Public
State of Tennessee
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tana Lynn Kimbro 101 Rushing Brook Circle Nashville, TN 37221-4040	NEW OWNER	155-15-0A-007.00CO

Davidson County DEEDWARR
Recvd: 01/27/17 14:29 3 pgs
Fees:18.00 Taxes:1091.50
20170127-0009209

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tamra Baker, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tana Lynn Kimbro and John J. Kimbro, wife and husband

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. 7 on the Plan of Stonemeade, Section I, of record in Plat Book 6900, Page(s) 800 and 801, 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 Douglas Edward Baker and wife, Tamra Sue Baker by Warranty Deed from Centex Real Estate Corporation, of record in Book 9660, Page 370, Register's Office for Davidson County, Tennessee, dated April 28, 1995 and recorded on May 02, 1995.

Douglas Edward Baker having since died on November 2, 2016, leaving Tamra Sue Baker as sole tenant by it's entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 101 Rushing Brook Circle, Nashville, TN 37221-4040.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18 day of January, 2017.

Tamra Baker by Cheryl Taulman, Attorney in Fact

Tamra Baker by Cheryl Taulman, Attorney in Fact

STATE OF IN
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl Taulman** to me known to be the person who executed the foregoing instrument in behalf of **Tamra Baker**, as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of said **Tamra Baker**.

Witness my hand and official seal at CARMEL (city), IN (state) this 18th day of January, 2017.

JOANNA SCHNEIDER
Notary Public- Seal
State of Indiana
My Commission Expires Dec 6, 2020

Joanna Schneider
Notary Public
My Commission Expires: 12-06-2020

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY