Prepared By:
Timios. Inc.

2301 W. Plano Pkwy., Suite 215

Plano. TX 75075

Phone: (877) 251-0255

After Recording Return To:
KIMBERLY MOYLE
3227 LAKESHORE DR
OLD HICKORY. TN 37138-2212
Owner and
SEND TAX BILL TO
KIMBERLY MOYLE
3227 LAKESHORE DR
OLD HICKORY. TN 37138-2212

Davidson County DEEDWARR
Recvd: 02/28/17 10:19 4 pgs
Fees:22.00 Taxes:0.00
20170228-0019694

WARRANTY DEED

PARCEL NUMBER: 054 13 0 031.00

THIS INDENTURE, made this 1st day of November, 20 16, by and between KIMBERLY Moyle, f/k/a Kimberly Colborn, an unmarried womanN, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and KIMBERLY MOYLE A MARRIED WOMAN, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of FIFTY Dollars ($ 50.00). cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

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TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1 Tuwana J. Bryant

KIMBERLY MOYLE

Witness 2

MATTHEW MOYLE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Kimberly Moyle and Matthew Moyle to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1st day of November, 20 16.

My Commission Expires: 05-08-2018

Notary Public

TUWANA J BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1st day of November, 20 16

My Commission Expires: 05-08-2018

Notary Public

TUWANA J BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

LEGAL DESCRIPTION

File No: 08-01360056

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 1 ON THE PLAN OF THE EZRA ELKINS PROPERTY, AND OF RECORD AS INSTRUMENT NO. 20031010-0150898, REGISTER'S OFFICE FOR DAVIDSON'COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

APN: 054-13-0-031.00

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY COLBORN, AN UNMARRIED WOMAN BY DEED FROM RACHEL NEWMAN SMITH AND JEREMY SMITH, WIFE AND HUSBAND RECORDED 12/10/2014 IN INSTRUMENT NO. 20141210-0113030, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, NATALIE RAPHAEL, 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 CA

County of Los Angeles

Personally appeared before me, [ELIANA BUEROSTRO], a notary public for this county and state, [NATALIE RAPHAEL] 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: 3/31/17
Notary' Seal (if on paper)

ELIANA L. BUENROSTRO
COMM. #2016807
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 31, 2017
NRO1