WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018022 DEEDWARR
Recvd: 03/02/17 09:53 2 pgs
Fees:13.00 Taxes:648.98

20170302-0020621

Y-BR-17-3705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,400.00.

Affiant

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-20-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Kimbro	**New Owner**	
(NAME)	(NAME)	**133-07-0-057.00**
3705 Norma Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **THOMAS T. BINFORD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA KIMBRO, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Norma Heights of record in Plat Book 1835, Page 36, 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 Thomas T. Binford, unmarried by Warranty deed from Don Howard Hollingshead, unmarried of record in Book 10369, page 645, Register's Office for Davidson County, Tennessee, dated February 28, 1997 and recorded on March 5, 1997.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 36, Register's Office for Davidson County, Tennessee.
- Driveway Covenant Agreement that driveways built shall be constructed in accordance with the specifications of the Davidson County Highway Department as referenced of record in Book 1968, Page 583, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3705 Norma Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 28th DAY OF FEBRUARY, 2017.

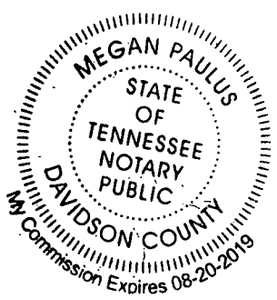
Thomas T. Binford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS T. BINFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212