Davidson County DEEDWARR
Recvd: 03/22/17 14:29 3 pgs
Fees:18.00 Taxes:1221.00
20170322-0028112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

File No.: ALW-17-5570

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOY S. KIMBROUGH	Drew Dunn	10306024400
(NAME)	(NAME)	
5570 Knob Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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, I/WE, **ENFIELD PROPERTIES, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOY S. KIMBROUGH, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being part of Lot No. 41 on the Plan of Brookside Court Subdivision, as of record in Book 1424, Page 145, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Included in the above described property but excluded therefrom is the following described property:

Beginning at a point in the present Eastern margin of White Bridge Road, said point being in the Northeast corner of the intersection of White Bridge Road and Knob Road and lying in a Northerly direction 47.1 feet more or less from the centerline of Knob Road; thence in a Northerly direction with present Eastern margin of White Bridge Road for a distance of 74.30 feet more or less to a point, said point being the beginning of a curve; thence in a Northerly and Easterly direction along a curve to the right having a central angle of 84 degrees 36 minutes and having a radius of 20 feet for a distance of 29.53 feet more or less to a point, said point being the end of a curve and lying on the present Southern margin of an alley; thence in an Easterly direction with the present Southern margin of said alley for a distance of 1.89 feet, more or less to a point; said point lying on the proposed Eastern margin of Briley Parkway; thence in a Southerly direction with the proposed Eastern margin of Briley Parkway for a distance of 88.11 feet more or less to a point; said point being the beginning of a curve; thence in a Southerly and Easterly direction along a curve to the left having a central angle of 95 degrees 24 minutes and having a radius of 24 feet for a distance of 39.96 feet, more or less to a point; said point being the end of curve and lying in the present Northern margin of Knob Road; thence in a Westerly direction with the present Northern margin of Knob Road, for a distance of 24.48 feet more or less to a point, said point being the beginning of a curve; thence in a Westerly and Northerly direction along a curve to the right having a central angle of 95 degrees 24 minutes and having a radius of 20 feet for a distance of 33.30 feet, more or less to the point of beginning, containing an area of approximately 2268 square feet.

Being the same property conveyed to Enfield Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from James E. White and wife, Sara Jo White, recorded on the 11th day of August, 2014 in Instrument No. 20140811-0072371, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5570 Knob Road, Nashville, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

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 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 17th day of March, 2017.

ENFIELD PROPERTIES, LLC

BY: G. Gregory Harris
ITS: Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of March, 2017, before me personally appeared G. Gregory Harris, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himselff to be the Vice President of Enfield Properties, LLC., the within named bargainor, a limited liability company, and that he as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of March, 2017.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

