WARRANTY DEED

File #17347

BILL GARRETT, Davidson County
Trans:T20170072540 DEEDWARR
Recvd: 08/22/17 08:55 2 pgs
Fees:13.00 Taxes:499.50
20170822-0085897

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-1-2020

(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor William Maute	Movement Mortgage, LLC	06405003900
(NAME)	(NAME)	
4031 Church Street	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Adric W. Kimbrough A/K/A Adrian W. Kimbro,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor William Maute and Heather Lynne Maute husband and wife,** 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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 23, Block "J", on the Map of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson
County, Tennessee.

Said Lot No. 23 of Block "J" is situated on the south side of Bond Street, fronts 25 feet on Bond Street and runs back along the west margin of Church Street 150 feet to an alley 10 feet wide.

Tract 2:

Land in Davidson County, Tennessee, being Lots Nos. 21 and 22 of Block "J" on the Map of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 21 and 22 adjoin and front together 50 feet on the south side of Bond Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Adrian W. Klimbro by Last Will and Testament of Ozie B. Winters filed of record 12/28/2016 in Instrument No. 20161228-0136184, in the Register's Office of Davidson County, Tennessee. Further being the same property Adric W. Kimbrough by Affidavit of Inheritance from Ozie B. Winters, deceased, dated June 29th 2016 and recorded July 1st 2016 of record in Instrument No. 20160701-0068012, Register's Office for Davidson County, Tennessee. Adrian W. Klimbro is the same person as Adric W. Kimbrough.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated,.2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 4031 Church Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (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 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 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 15 day of August, 2017.

Adric W. Kimbrough

Adric W. Kimbrough

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 15 day of August, 2017.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212