Bill Garrett Davidson County
Batch# 58644 DEEDWARR
02/13/2018 10:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20180213-0014206

#34062

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$290,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180477	Affiant Sworn to and subscribed before me this 9th day of February, 2018. Notary Public My Commission Expires:
After Recording Return To The Above.	

NEW OWNER:
Name: Larence & Davis Properties, LLC
Address: 95 White Bridge Rd, Ste 401
City, State, Zip: Nashville, TN 37205
map+parcel: 102-15-0 097.00

RESPONSIBLE PARTY FOR TAXES:
Name: NEW OWNERS
Address:
City, State, Zip:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

THIS INDENTURE, made this 9th day of February, 2018, among:

KEVIN KIMBRO, KRISTIL LYLE, AND WANDA KIMBRO AS SOLE HEIRS OF ARTALEE ALICE KIMBRO

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LARENCE AND DAVIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Horton Heights, Section C of record in Plat Book 2133, Page 69, 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 Dorsey James Kimbro and wife, Artalee Alice Kimbro by warranty deed from Seth E. Walker and wife, Ann S. Walker of record in Book 2394, page 7, Register's Office for Davidson County, Tennessee, dated 04/01/1955 and recorded on 04/05/1955. The said Dorsey James Kimbro died August 14, 2002. The said Dorsey James Kimbro predeceased Artalee Alice Kimbro leaving her as surviving tenant by the entirety. The said Artalee Alice Kimbro died February 24, 2017. Kevin Kimbro, Kristil Lyle, and Wanda Kimbro are the sole heirs at law of Artalee Alice Kimbro as shown in the Affidavit of Heirship of record in Instrument No. -201802130014204— and Instrument No. -201802130014205—, said Register's Office.

Being also known as 807 Brook Hollow Road Nashville, Tennessee 37205.

THE SUBJECT PROPERTY has never served as the marital resident for any of the persons designated herein as "Grantor."

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kevin Kimbro

State of Florida
County of Jackson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kevin Kimrbo, the within named 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 3 day of February, 2018.

Notary Public
My Commission Expires:_____

CINDY ANN BURNS
MY COMMISSION # FF 919925
EXPIRES: January 16, 2020
Bonded Thru Notary Public Underwriters

Kristil K. Lyle

Kristil Lyle

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kristil Lyle, the within named 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 3rd day of February, 2018.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Wanda Kimbro

Wanda Kimbro

State of WA
County of Island

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Wanda Kimrbo, the within named 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 3rd day of Feb, 2018.

Barbara Sargent
Notary Public
My Commission Expires: 12/5/21

BARBARA SARGENT
Notary Public
State of Washington
My Appointment Expires
Dec 5, 2021

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

