JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 66265 DEEDWARR
03/07/2018 12:26:30 PM 2 pgs
Fees: $13.00 Taxes: $736.30
20180307-0021562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Kimbro and Shea Kimbro, husband and wife.	CMG Mortgage, Inc (NAME)	
3985 Baxter Rd (ADDRESS)	3160 Crow Canyon Rd, #400 (ADDRESS)	008-00-0-065.01
Joelton, TN 37080 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Doris Lee Branch, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian Kimbro and Shea Kimbro, husband and wife., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY HICKERSON AND HICKERSON, ENGINEERS, DATED FEBRUARY 22, 1964, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF BAXTER ROAD, MARKED BY A RAILROAD SPIKE, THE SOUTHWEST CORNER OF THE CHESTER CHAMBERS PROPERTY; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 5 DEG. 15' EAST 151 FEET TO A POINT; THENCE SOUTH 87 DEG. 30' WEST 1,344 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE EDGAR KNIGHT PROPERTY; THENCE WITH KNIGHT'S EASTERLY LINE, NORTH 0 DEG. 30' EAST 140 FEET TO A STAKE AND NORTH 18 DEG. 30' EAST 70 FEET TO A POINT; THENCE NORTH 87 DEG. 30' EAST 1,298 FEET TO A POINT IN THE CENTER OF SAID BAXTER ROAD; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 2 DEG. 30' EAST 47 FEET TO THE POINT OF BEGINNING, CONTAINING 6.1 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. BRANCH AND WIFE, DORIS LEE BRANCH BY WARRANTY DEED FROM MARY D. REDIKER, A WIDOW OF RECORD IN BOOK 3709, PAGE 284, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES R. BRANCH HAVING SINCE DIED JUNE 27, 2016, LEAVING SAID PROPERTY VESTED TO DORIS LEE BRANCH, AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3985 Baxter Road, Joelton, TN 37080
(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/our hand(s) this 5th day of March, 2018.

WARRANTY DEED
(Continued)

Doris Lee Branch
Doris Lee Branch

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doris Lee Branch, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2018.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY