WARRANTY DEED

Bill Garrett
Batch# 79803
04/11/2018 01:15:21 PM
Fees: $13.00 Taxes: $362.60

Davidson County
DEEDWARR
2 pgs

20180411-0034165

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Jennifer O Kimmel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2018

Trudy Stafford
Notary Public

MY COMMISSION EXPIRES: 3/13/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 540 Heritage Pointe Dr., Suite A, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer O. Kimmel	Jennifer O. Kimmel	136-3-B-36.00 CO
(NAME)	(NAME)	
3880 Priest Lake Dr. Apt. 81	3880 Priest Lake Dr., Apartment 81	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marvin G. Hall III,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer O. Kimmel, a single woman,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 81, Building No. 25 and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouse, Phase 2, as of record in Book 4675, Pages 131 and 145, said Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Marvin G. Hill from Nicole L. Henderson by Warranty Deed dated the 26th day of November, 2003 of record in Instrument No. 10031208-0175812, recorded the 8th day of December, 2003, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 7679, Page 173; Book 8115, Page 849; Book 9089, Page 757; Book 9507, Page 606; Book 9927, Page 75, and Book 9507, Page 606, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3880 Priest Lake Dr., Apartment 81, Nashville, TN 37217
(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 hands this 9th day of April, 2018.

Marvin G. Hall III

State of Tennessee
County of Davidson

Personally appeared before me Marvin G. Hall III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of April, 2018.

Notary Public Trudy Stafford
My Commission Expires: 5/13/19

MONTGOMERY COUNTY
TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC

File No.: 2018168