WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-18-490

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly S. Gill	**Fifth Third Mortgage Company**	
(NAME) **490 Rochelle Drive**	(NAME) **P. O. Box 630170**	**146-16-0-146.00**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **Cincinnati, OH 45263**	
(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 consideration, the receipt of which is hereby acknowledged, **KYLE B. HOLMBERG AND KIMBERLY N. HOLMBERG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY S. GILL, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, being Lot No. 1 on the plan of Resubdivision of Lot 131, Section VI of Brentwood Hall, of record in Book 6200, page 580, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 124.11 feet on the Northerly margin of Rochelle Drive and extends back 181.87 feet on the Easterly line and 169.37 feet on the Westerly line to a dead line in the rear, measuring 122.74 feet thereon.

Being the same property conveyed to Kyle B. Holmberg and Kimberly M. Newsom, both unmarried, as tenants in common with rights of survivorship by Warranty deed from Dixie Owen, fka Dixie Weatherby of record in Instrument No. 20100223-0013729 Register's Office for Davidson County, Tennessee, dated February 19, 2010 and recorded on February 23, 2010.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 20 and revised in Plat Book 6200, Page 580, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100223-0013729, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2393, Page 339, in the Register's Office for Davidson County, Tennessee.
- Bill of Sale to Nashville Suburban Utility District for Water Mains of record in Book 2504, Page 393, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 9676, Page 603, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **490 Rochelle Drive, Nashville, Tennessee 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 170690 **DEEDWARR**
12/05/2018 10:17:15 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20181205-0118523

Witness my/our hand(s) this the 4th DAY OF DECEMBER, 2018.

Kyle B. Holmberg

Kimberly N. Holmberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of December, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of December, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212