(1)

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3964

Karen Johnson Davidson County
Batch# 225736 DEEDWARR
05/03/2019 11:21:46 AM 2 pgs
Fees: $13.00 Taxes: $2,116.40

20190503-0041595

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $572,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2019

STEVEN P WESTBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public
My Commission Expires: 4/6/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David M. Fabozzi and Amanda C. Fabozzi 60 Brookhill Circle Nashville, TN 37215	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd. Suite 300 Independence, OH 44131	131-06-0B-037.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William Logan Kimbrough and Joanna E. Kimbrough, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David M. Fabozzi and Amanda C. Fabozzi, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Burton Hills, Village of Foxview, Tract 5, of record in Plat Book 6250, page 564; amended in Book 6626, page 937, in the Register's Office for Davidson County, Tennessee, to which plan and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Logan Kimbrough, unmarried by Warranty Deed from Jill Marie Pulley, dated April 17, 2014, recorded April 22, 2014, of record in Instrument No. 20140422-0033452; as corrected in Instrument No. 20140611-0051035, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **60 Brookhill Circle, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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,

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2019.

GRANTOR:

William Logan Kimbrough

Joanna E. Kimbrough

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Logan Kimbrough and Joanna E. Kimbrough, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021