WARRANTY DEED

Karen Johnson Davidson County
Batch# 276631 **DEEDWARR**
08/27/2019 08:18:56 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00

20190827-0085943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Timothy B Gross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of June, 2019 Vicki L Primm
Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

VICKI L. PRIMM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 05, 2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Susan Elizabeth Kimbro	Susan Elizabeth Kimbro	44-10-6
(NAME)	(NAME)	
305 Davidson Road	305 Davidson Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191483

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Timothy B. Gross, Second Successor Trustee for the Billy R. Gross and Eva J. Gross Revocable Living Trust** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Susan Elizabeth Kimbro**, 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 parcel of land in the City of Old Hickory, Davidson County, Tennessee, being part of Lot 3 as shown on the plat of Section 1, Rolling Green Subdivision of record in Book 1424, page 76, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southwesterly corner of said Lot 9 and the northerly right of way line of Donelson Avenue, a 50-foot right-of-way; thence leaving Donelson Avenue with the common property line of Lot 3 and Lot 2 of Rolling Green Subdivision, 278 feet to an iron pipe in the common corner of Lot I and Lot 2 and the Point of Beginning of this parcel; thence with the easterly property line of Lot 2, J. R. Carter, et ux, property of record in Book 2341, page 521, Register's Office for Davidson County, Tennessee, and Lot 1, Gregory D. Rybee property of record in Book 9483, page 612, Said Register's Office, North 28 degrees 43 minutes 12 seconds West, 460.04 feet to a point on manhole cover in the southerly property line of Ramay, Inc. property of record in Book 8120, page 368, said Register's Office; thence with Ramay, Inc. southerly property line West 59 degrees 41 minutes 00 seconds East, 346.00 feet to a concrete monument; thence South 52 degrees 18 minutes 00 seconds East 24.00 feet to an iron pin in the northwesterly corner of Waltor T. Jackson property of record in Book 164 I, page 456, said Register's Office; thence with Jackson's westerly property line, South 00 degrees 45 minutes 00 seconds West, 545.10 feet to an iron pipe in the northwesterly corner of Lot 4 Rolling Green Subdivision, James H. Carter property of record in Book 7726, page 850, said northerly property line of Patrick S. Mullins, et ux, property of record in Book 7935, page 508, said Register' Office, North 89 degrees 15 minutes 00 seconds West, 90.00 feet to the point of beginning.

BEING the same property conveyed to Billy R. Gross and Eva J. Gross, as Trustees for The Billy R. Gross and Eva J. Gross Revocable Living Trust by Limited Warranty Deed from Billy R. Gross and Eva J. Gross dated January 18, 2005 and filed of record in Instrument No. 20050214-0016509, Register's Office for Davidson County, Tennessee. Billy R. Gross having died on or about December 15, 2012. Eva J. Gross having died on or about May 2, 2019. Kenneth S. Gross, First Successor Trustee having predeceased Billy R. Gross and Eva J. Gross

Included in this conveyance is all of Grantor's right, title and interest in and to that certain easement as set out and described in Grant of Easement of record in Book 7935, page 517, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 1406 Donelson Avenue, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of June, 2019.

BY: Timothy B Gross
Timothy B. Gross, Second Successor Trustee
for the Billy R. Gross and Eva J. Gross
Revocable Living Trust

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy B. Gross, Second Successor Trustee for the Billy R. Gross and Eva J. Gross Revocable Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at Hermitage, TN office, this 3 day of June, 2019.

Vicki L. Primm
Notary Public
My Commission Expires: July 5, 2021

VICKI L. PRIMM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 05, 2021

AFFIDAVIT AS TO LIENS AND ENCUMBRANCES

On this 3rd day of June, 2019, before me personally appeared Timothy B. Gross, Second Successor Trustee for the Billy R. Gross and Eva J. Gross Revocable Living Trust, Owner of property and/or General Contractor, to me personally known, who, being duly sworn on (his /their) oath(s), did say that all of the persons, firms and corporations, including the general contractor and all subcontractors who have furnished services, labor or materials according to plans and specifications, or extra items, used in the constructions or repair of buildings and improvements on the real estate hereinafter described, have been paid in full and that such work has been fully completed and accepted by the owner.

Affiant further says that no proceedings in bankruptcy or receivership have been instituted by or against him/them.

Affiant further says that no claims have been made to affiant by, nor is any suit now pending on behalf of any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, conditional bills of sale, retention of title agreements, security agreements, financing statements, or personal property leases have been given or are outstanding as to any fixtures, appliances, or equipment which are now installed in or upon said real property, or the improvements thereon.

Affiant further says that there are no outstanding deeds of trust, mortgages, judgment liens, mechanic's or materialmen's liens filed of record or unfiled claims or any other liens or encumbrances of any kind except as follows:

Champion Mortgage Company

Affiant on behalf of said Owner of Property and/or General Contractor does for a valuable consideration hereby agree and guarantee to hold **Warranty Title Insurance Company, Inc., Old Republic National Title Insurance Company,** , (by reason of the fact that it has issued its title insurance policies), harmless against any liens, claims or suit of or by any general contractor, subcontractor, mechanic or materialman, and against chattel mortgages, conditional bills of sales, retention of title agreements, security agreements, financing statements, or personal property leases in connection with the construction, repair or sale of such building or improvements on said real estate.

The real estate and improvements referred to herein are situated in the County of Davidson, State of Tennessee, and are described as follows, to-wit:

1406 Donelson Avenue, Old Hickory, TN 37138

6/3/19
Date

BY: Timothy B. Gross
Timothy B. Gross, Second Successor Trustee
for the Billy R. Gross and Eva J. Gross
Revocable Living Trust

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy B. Gross, Second Successor Trustee for the Billy R. Gross and Eva J. Gross Revocable Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this June 3, 2019

Vicki L. Primm
Notary Public
My Commission Expires: July 5, 2021

VICKI L. PRIMM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 05, 2021