Karen Johnson Davidson County
Batch# 291368 DEEDWARR
09/25/2019 03:01:02 PM 2 pgs
Fees: $13.00 Taxes: $985.68

20190925-0097609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 266,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE PALMER DENSON

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Danielle Kyle and Andrew Vaughan | New Owner | 071 11 0 135 |
| (NAME) 312 Marshall Street | (NAME) | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE,

**BENJAMIN E. KIMBROUGH, AND SAVINA L. ADAMSKY, NOW KNOWN AS SAVINA L. KIMBROUGH, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DANIELLE R. KYLE A SINGLE WOMAN AND ANDREW N. VAUGHAN, A SINGLE MAN AS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,**

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:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. Part of 43 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 43 fronts 50 feet on the Southerly side of Marshall Avenuc, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Benjamin E. Kimbrough, an unmarried man and Savina L. Adamsky, an unmarried woman, as tenants in common with rights of survivorship by Deed dated May 11, 2018 from Joshua T. Kilby and Betsy A. Kilby, husband and wife, recorded May 14, 2018, in Instrument Number 20180514-0045671, in the Official Records of Davidson County, Tennessee. The said Benjamin E. Kimbrough and Savina L. Adamsky having since married. Savina L. Adamsky is now known as Savina L. Kimbrough.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #15963

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DVRES 9-19-312

This *Improved* property is commonly known as: 312 Marshall Street, Nashville, TN 37207

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 23rd day of September, 2019

Benjamin E. Kimbrough

Savina L. Kimbrough, f/k/a Savina L. Adamsky

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of September, 2019, before me personally appeared Benjamin E. Kimbrough and Savina L. Kimbrough, f/k/a Savina L. Adamsky, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of September, 2019.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

LT&E File #15963