Name and Address of New Owner:
Paul Kimbrough and Jennifer Kimbrough
4108 Tea Garden Way
Antioch TN 37013
Send Tax Bills To:
Paul Kimbrough and Jennifer Kimbrough
4108 Tea Garden Way
Antioch TN 37013
This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard. Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 328053 DEEDWARR
12/11/2019 09:45:38 AM 2 pgs
Fees: $13.00 Taxes: $891.70
20191211-0127690

Map & Parcel No: 150-14-0-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Angela T. Moore, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paul Kimbrough and Jennifer Kimbrough, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot 4, on the Plan of Tea Garden Place, of record in Plat Book 8250, Page 571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Moore and Lorenzo Moore, wife and husband, by Warranty Deed from Joseph D. Cannon and wife, Shonda S. Cannon, dated March 15, 2007 of record in Instrument No. 20070328-0037253, Register's Office for Davidson County, Tennessee. Further conveyed to Angela T. Moore by Quitclaim Deed from Lorenzo Moore on November 13, 2019, and filed for record in Instrument No. 20191211-0127689, said Register's Office.

This is investment property and not the principal residence of the Grantor or her spouse.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 8250, Page 571, Register's Office for said County.

This is improved property known as: 4108 Tea Garden Way, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of November, 2019.

Angela T. Moore (SEAL)
Angela T. Moore

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27th day of November, 2019, before me personally appeared Angela T. Moore, 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 27th day of November, 2019.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature
My commission expires: 09/19/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $241,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela T. Moore
(Affiant)

Sworn to and subscribed before me this
27th day of November, 2019.

JIM A HYDE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 09/19/2022
File No. 2019-384